Prepared by
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230344056** Karen Johnson Davidson County Batch# 993384 **DEEDWARR** 04/19/2023 10:39:12 AM 2 pgs Fees: $13.00 Taxes: $2,589.63 20230419-0028747	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $699,900.00 M. Allison Brennan Affiant Subscribed and sworn to before me, this 18th day of April, 2023. Notary Public My Commission Expires: _____ KATIE SHEFFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Oct. 27, 2025

WARRANTY DEED

Address New Owner: Lester Jou Rivera 1911 Demarius Drive Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 073 05 0 059.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Linda K. Meier, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lester Jou Rivera, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Section Five, Riverwood Heights of record in Book 2854, Page 29, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Linda K. Meier, unmarried, by Quitclaim Deed from Jennifer Blake Meier, unmarried, of record in Instrument No. 20180406-0032482, in the Register's Office of Davidson County, Tennessee, dated April 04, 2018 and recorded on April 06, 2018.

The execution of this instrument is effected by the signature of Jennifer Blake Meier as Attorney-in-fact for Linda K. Meier, which Power of Attorney is recorded in Instrument Number 20230404-0024574, in said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Five, Riverwood Heights, as recorded in Book 2854, Page 29.

This is improved property located at 1911 Demarius Drive Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes,

and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of April, 2023.

Linda K. Meier by Jennifer Blake Meier, attorney-in-fact

Linda K. Meier by Jennifer Blake Meier, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Blake Meier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Linda K. Meier and that she is authorized by Linda K. Meier to execute this instrument on their behalf.

WITNESS my hand, at office, this 18th day of April, 2023.



Notary Public

My Commission Expires: