Karen Johnson Davidson County
Batch# 996431 DEEDWARR
04/26/2023 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20230426-0030731

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1504

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of April, 2023

Notary Public

Commission Expires: 2/28/2027

ASHONTAE MYELLE LIGGINS
NOTARY PUBLIC
REG. #7834089
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 2/28/2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lindsay Barber 1512 Corder Drive Nashville, TN 37206	Canopy Mortgage LLC 360 Technology Court Suite 200 Lindon, UT 84042	072-16-0-232.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jessica R. Lewis, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lindsay Barber, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Dugger Heights of record in Plat Book 1424, Page 102, in the Register's 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 Daniel D. Chuquin and Jessica R. Lewis, husband and wife by Warranty deed from Bryan Veler and Melissa Veler, husband and wife of record in Instrument No. 20190103-0000682 Register's Office for Davidson County, Tennessee, dated December 27, 2018 and recorded on January 03, 2019.

Being the same property conveyed to Jessica R. Lewis, single by Quitclaim deed from Daniel D. Chuquin, single and Jessica R. Lewis, single, who incorrectly took title as a married couple of record in Instrument No. 20200806-0087760 Register's Office for Davidson County, Tennessee, dated June 25, 2020 and recorded on August 06, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is **improved** property known as: 1512 Corder Drive, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21 day of April, 2023.

Jessica R. Lewis

STATE OF VIRGINIA
COUNTY OF Richmond

On this 21 day of April, 2023, before me personally appeared Jessica R. Lewis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21 day of April, 2023.

Notary Signature
My commission expires: 2/28/2027

ASHONTAE MYELLE LIGGINS
NOTARY PUBLIC
REG. #7834089
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 2/28/2027

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/21/23.

Affiant Signature

April 25, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on April 25, 2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON