Karen Johnson Davidson County
Batch# 1006387 DEEDWARR
05/23/2023 10 35 54 AM 2 pgs
Fees: $13 00 Taxes $1,424 50
20230523-0038699

WARRANTY DEED

Prepared by.
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

JM-P-23-692

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $385,000 00

Katie Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
James George Wilen, Jr. and Sandra Ann Wilen	**NEW OWNER**	
(NAME)	(NAME)	**147-10-0-171-00**
692 Brewer Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VINCENT LOPES AND RACHEL NEWTON-LOPES, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES GEORGE WILEN, JR. AND SANDRA ANN WILEN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 205 on the Plan of Candlestick Farms, Section Two of record in Plat Book 3500, Page 60, 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 Vincent Lopes and Rachel Newton-Lopes, husband and wife by Warranty deed from Bratton Hughes Chatham and Casey Hannah Chatham, husband and wife of record in Instrument No 20211115-0151813 Register's Office for Davidson County, Tennessee, dated November 5, 2021 and recorded on November 15, 2021

This conveyance is subject to.
- Taxes for the year 2023 and subsequent years.
- Plan of record in Plat Book 3500, Page 60, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 3642, Page 307, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **692 Brewer Dr, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Witness my/our hand(s) this the 22nd DAY OF MAY, 2023

Vincent Lopes

Rachel Newton-Lopes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VINCENT LOPES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 22nd of May, 2023

Notary Public
My Commission Expires _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL NEWTON-LOPES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 22nd of May, 2023

Notary Public
My Commission Expires _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212