WARRANTY DEED

Karen Johnson Davidson County
Batch# 1074404 DEEDWARR
11/22/2023 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20231122-0090834

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/05/2027
(AFFIX SEAL)

KARA S. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2025

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-340

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Henrique Tourinho Gomes Filho	NEW OWNER	131 05 0A 129.00
(NAME)	(NAME)	
129 Jefferson Square		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lynn M. Peithman, a single woman** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Henrique Tourinho Gomes Filho, an unmarried man** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

A certain Condominium apartment in Davidson County, Tennessee, being Unit No. F-129 on the plan of Section One, Jefferson Square Townhouses of record in Book 4675, Page 12 and Master Deed Establishing A Horizontal Property Regime of Jefferson Square (Section One) record in Book 4731, Page 332, as amended in Book 5826, Page 693 and Book 8550, Page 3, in Register's Office of Davidson County, to which plan is incorporated herein and made a part hereof by reference.

Being the same property conveyed to Lynn M. Peithman, by Warranty Deed from Patricia Denise Miller, unmarried, of record in Instrument No. 20110428-0032419, in the Register's Office of Davidson County, Tennessee, dated April 26, 2011 and recorded on April 28, 2011.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 129 Jefferson Square, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 20 day of November, 2023.

GRANTOR:

Lynn M. Peithman

Lynn M. Peithman

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Lynn M. Peithman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 20 day of November, 2023.

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

Notary Public

My Commission Expires: 3-17-24

Tennessee Certification of Electronic Document

I, Karla Lutley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 11.20.2023 (date of document).

Affiant Signature

11.20.2023

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 20TH day of NOVEMBER, 2023.

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25