Karen Johnson Davidson County
Batch# 1097284 DEEDWARR
02/02/2024 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $3,248.60
20240202-0007495

WARRANTY DEED

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File #23-PA-4629-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $878,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2024.

Brooke Hicks
Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mikaela Rivera and Jose Rivera, III	The Mortgage Link, Inc.	
(NAME)	(NAME)	
4626 Shys Hill Road	3 Research Place, Ste. 103	131 15 0 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Rockville, MD 20850	
(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, **JOHN JEFFREY LUPO AND WIFE, PAIGE OBRADOVICH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MIKAELA COFFMAN RIVERA AND JOSE RIVERA, III, WIFE AND HUSBAND** 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. 34 on the Plan of Harpeth Acres, Section Seven, as of record in Plat Book 2331, Page 154, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to John Jeffrey Lupo, a single man, having since married, by Warranty Deed from Ch&Ch, LLC., a Tennessee limited liability company, of record in Instrument No. 20200320-0030739, in the Register's Office of Davidson County, Tennessee, dated March 17, 2020, and recorded on March 20, 2020. Paige Obradovich joins in this conveyance to convey any and all marital interest in subject property.

This conveyance is subject to:
*County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Harpeth Acres, Section Seven, as recorded in Plat Book 2331, Page 154.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2633, Page 487 and Book 3485, Page 619 [not legible].
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 4629 Shys Hill Road, Nashville, TN 37215.

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 31st day of January, 2024.

John Jeffrey Lupo by Loy Carney, his Attorney-In-Fact

Paige Obradovich by Loy Carney, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of January, 2024, before me personally appeared Loy Carney, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of John Jeffrey Lupo, as his Attorney-in-Fact, and acknowledged that such person (or persons) executed the same as the free act and deed of John Jeffrey Lupo.

Witness my hand, at office, this 31st day of January, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of January, 2024, before me personally appeared Loy Carney, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Paige Obradovich, as her Attorney-in-Fact, and acknowledged that such person (or persons) executed the same as the free act and deed of Paige Obradovich.

Witness my hand, at office, this 31st day of January, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **January 31, 2024** (date of document).

Affiant Signature

February 2, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 2nd day of February, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25