Name and Address of New Owner:
Mitchell Lee Chesne
1382 Rural Hill Rd., #335
Antioch, TN 37013
Send Tax Bills To:
NewRez LLC
1100 Virginia Drive, Suite 125
Fort Washington, PA 19034
This Instrument Prepared By:
Stones River Title Company, LLC
752 South Church Street
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 1101679 DEEDWARR
02/15/2024 02:46:30 PM 4 pgs
Fees: $23.00 Taxes: $987.90
20240215-0010664

Map & Parcel No:Property 1:
163-02-0C-335.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jason M. Lozada, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mitchell Lee Chesne, an unmarried person**, "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Unit No. 335 of Autumn Ridge Townhomes, as shown on the Master Deed of record in Instrument No. 20060404-0038533, amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295 and corrected by Scrivener's Affidavit of record as Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING PART of the same property conveyed to Red Group LLC by Warranty Deed from Ashraf W. Mannan and Mecheal A. Faltas, dated April 10, 2018 and recorded April 11, 2018 in Instrument No. 20180411-0034152; and being part of the same property previously conveyed to Ashraf W. Mannan and Mecheal A. Faltas by Special Warranty Deed from AR Phase II, LLC, dated May 8, 2015 and recorded May 13, 2015 in Instrument No. 20150513-0043661, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jason M. Lozada, unmarried man, their heirs and assigns by Deed dated January 22, 2020 from Red Group LLC, a Tennessee Limited Liability Company, recorded January 27, 2020, in Instrument Number 20200127-0009641, in the Official Records of Davidson County, Tennessee.

This is improved ( ) or unimproved ( ) property, known as: 1382 Rural Hill Road, Unit 335, Nashville, TN 37013

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of February, 2024.

Jason M. Lozada

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 14th day of February, 2024, before me personally appeared Jason M. Lozada, 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 14th day of February, 2024.

Sarah K. Hudson
Notary Signature
My commission expires: 10/05/26

SARAH K HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES OCTOBER 05, 2026

AFFIDAVIT OF VALUE

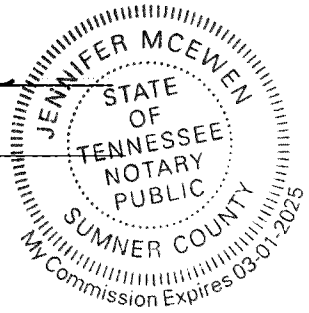
STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $267,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brenda Norton
(Affiant)

Sworn to and subscribed before me this
14th day of February, 2024.

Notary Public
My commission expires:
File No. 2024-01-3594



Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 02/14/24 (date of document).

Affiant Signature

02/14/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 14th day of February, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL