Karen Johnson Davidson County
Batch# 1101870 DEEDWARR
02/16/2024 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20240216-0010928

This Instrument Prepared By:
Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#7391-65A

ADDRESS NEW OWNER:
Megan Lopez
3043 Jenry Drive
Nashville, TN 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288

Parcel ID:
085-11-0-087.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adam L. Price and wife, Elizabeth M. Price,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Megan Lopez and Carlos Lopez, wife and husband,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:
>
> Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Section Three, Stanford Country Club Estates of record in Plat Book 2900, Page 67, 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 Adam L. Price and wife, Elizabeth M. Price by Deed dated December 28, 2015 from Gary L. Burcham and wife, Linda L. Burcham, and of record in Instrument Number 20151229-0130531, Register's Office for Davidson County, Tennessee.

This is improved property known as 3043 Jenry Drive, Nashville, TN 37214. Possession is to be given on February 16, 2024.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

WITNESS our hands this the 16th day of February 2024.

Adam L. Price

Elizabeth M. Price

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Adam L. Price and wife, Elizabeth M. Price,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of February 2024.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires April 26, 2026

My Commission Expires: 4-26-26

* * * * * *

STATE OF TENNESSEE
COUNTY OF Cheatham

The actual value or consideration, whichever is greater, for this transfer is **$435,000.00**.

AFFIANT

Subscribed and sworn to before me on this 16th day of February 2024.

NOTARY PUBLIC

My Commission Expires: 7/25/26

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Tennessee Certification of Electronic Document

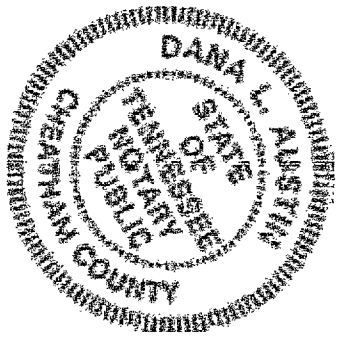
I, Elizabeth Levsen, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 16, 2024.

Elizabeth Levsen

Date: February 16, 2024

State of Tennessee
County of Cheatham

Sworn to and subscribed before me this February 16, 2024.



Notary Public
My Commission Expires: 7/25/26