Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson
Batch # 1112782
03/19/2024 12:26:02 PM
Fees: $13.00 Taxes: $1,478.15

Davidson County
DEEDWARR
2 pgs

20240319-0018931

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Republic of Uruguay
Department of Montevideo
City of Montevideo
Embassy of the United States of America

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$399,500.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 13
DAY OF **March, 2024**:

Notary Public
My Commission Expires: My commission is indefinite

Lisa R. Mishkin
Notarizing Officer of the
United States of America

WARRANTY DEED

MAR 1 3 2024

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Emily Toler and Tavetab Tsokov 218 Cedarview Drive Nashville, TN 37013	Owner	173-01-0-075

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jamie Beth Lewis-Stewart and Amber Nichole Lewis-Stewart, a married couple**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Emily Toler, an unmarried woman, and Tavetab Tsokov, an unmarried man**, as Joint Tenants with Right of Survivorship hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being **Lot No. 343, on the plan of Monte Carlo Estates, Section 1**, of record in Plat Book 4675, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plat reference 1s hereby made for a more complete legal description.

Being the same property conveyed to Jamie Beth Lewis-Stewart and Amber Nichole Lewis-Stewart, wife and wife, as joint tenants by Warranty Deed from Huy N. Nguyen and wife, Ny Thito Truong of record in Instrument No. 20220302-0023798, filed on 03-02-22, Davidson County Register of Deeds office.

This property is commonly known as 218 Cedarview Drive, Nashville, TN 37013*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs

and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this the 13 **day of March, 2024**:

Jamie Beth Lewis-Stewart **Amber Nichole Lewis-Stewart**

****ACKNOWLEDGMENT****

Notice to Notary or Other Official Taking Acknowledgment: Do not alter the form of acknowledgment below, even if you are taking the acknowledgment in a location other than Tennessee. This form is appropriate for a document which is to be made of record in Tennessee, without regard to where it is signed and acknowledged.

NOTE: You must affix your stamp or seal of office, or else the acknowledgement is not valid for recording purposes in Tennessee.

NOTE: Please enter the Name and Title of Official taking this Acknowledgment in the blanks as indicated.

LOCATION OF SIGNATURE AND ACKNOWLEDGMENT: ~~Republic of Uruguay~~ Department of Montevideo City of Montevideo Embassy of the United States of America

Personally appeared before me, Lisa R. Mishkin **(Print Name of Official),**

the undersigned, a Notarizing Officer **(Print title of Official)**, the within named **Jamie Beth Lewis-Stewart and Amber Nichole Lewis-Stewart**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 day of March, 2024:

x

MY OFFICIAL SEAL:

Printed Name of Official: Lisa R. Mishkin

Title: ~~Notarizing Officer of the~~ United States of America

My Commission Expires or note N/A: My commission is indefinite

MAR 1 3 2024

EMBASSY OF THE UNITED STATES OF AMERICA MONTEVIDEO