Karen Johnson Davidson County
Batch# 1126667 DEEDWARR
04/24/2024 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,594.70
20240424-0029577

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BRITNEY WEISBECKER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ RUTHERFORD

Actual consideration or value, whichever is greater is $431,000.00.

Affiant

Subscribed and sworn before me this the 19 day of April, 2024.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Raven Ontiveros 5213 Lana Renee Ct Hermitage, TN 37076	New Owner	098-02-0 021.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ASHLEY NICOLE PEREIRA, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LAWRENCE BRUBAKER, III AND RAVEN ONTIVEROS, HUSBAND AND WIFE, AND LAWRENCE BRUBAKER, II, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Resubdivision of Lots 42-56, Roxborough, of record In Plat Book 5210, Page 76, as amended In Book 8296, Page 18, In the Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 85 feet on the Southerly margin of Lana Renee Court and extends back 312.72 feet on the Westerly line and 318.38 feet on the Easterly line to a dead line In the rear measuring 42.83 feet thereon.

Being the same property conveyed to Ashley Nicole Pereira, an unmarried woman, by deed dated 03/09/2020, from John S. Blackwell, of record in Instrument No. 20200311-0027254, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5213 Lana Renee Ct, Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 17th day of April, 2024.

Ashley Nicole Pereira

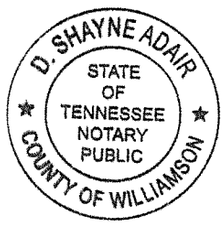
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ashley Nicole Pereira, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of April, 2024.

My commission expires: 6/14/2026

Notary Public



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 19, 2024.

J. Carlton Drumwright

April 19, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 19, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY