(1)

Karen Johnson Davidson County
Batch# 1144395 DEEDWARR
06/06/2024 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20240606-0042600

This instrument prepared by:
Momentum Title, LLC
2421 Highway 41 A Bypass, Suite #100
Clarksville, TN 37043
File Number: 10-3274-TC

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $349,900.00.

Affiant

JOHN M. WELLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 6th day of June, 2024.

Notary Public
My Commission Expires: 3/9/2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeffrey M. Brown 1268 Jacksons Hill Road Hermitage, TN 37076	Guaranteed Rate, Inc. 3940 N. Ravenswood Ave Chicago, IL 60613	086 07 0 103.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Ethan Tanner Lopez and Hannah Renee Lopez, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey M. Brown, unmarried**, hereinafter called the Grantee, his heirs and assigns, a 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. 90 on the Plan of PHASE II, JACKSON'S RETREAT PLANNED UNIT DEVELOPMENT, of record in Plat Book 5200, Page 673, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Ethan Tanner Lopez and Hannah Renee Lopez, husband and wife, by Warranty Deed from Revision Homes, LLC, a Tennessee Limited Liability Company, with a 50% undivided interest and Blue Mountain Investment Group, LLC, a Tennessee Limited Liability Company with a 50% undivided interest, of record in Instrument No. 20200827-0097217, in the Register's Office of Davidson County, Tennessee, dated August 24, 2020 and recorded on August 27, 2020.

This is improved property located at: **1268 Jacksons Hill Road, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of June, 2024

GRANTOR:

Ethan Tanner Lopez
Ethan Tanner Lopez

Hannah Renee Lopez
Hannah Renee Lopez

STATE OF MISSISSIPPI
COUNTY OF PANOLA

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ethan Tanner Lopez and Hannah Renee Lopez, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of June, 2024.

MONTEZ GRIFFIN Commission Expires 04-05-2026 NOTARY PUBLIC ID 314396 Panola County STATE OF MISSISSIPPI

Notary Public
My Commission expires: 04/05/2026

202406060042600

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 June 6, 2024.

Affiant

Date: June 6, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 6th day of June, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY