WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1174955 DEEDWARR
08/28/2024 09:04:30 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20240828-0066046

File #24-TC-0545-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Abigail K. Andrews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF August, 2024.

Notary Public
MY COMMISSION EXPIRES: 01/23/28

JACKIE RUDOLPH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S):
Abigail K. Andrews and Trey Andrews	Guaranteed Rate, Inc.	
(NAME)	(NAME)	
545 Brookview Estates Drive	4044 N Lincoln Ave #324	162-10-O-164.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Chicago, IL 60618	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CRISTINA E. LOPEZ, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ABIGAIL K. ANDREWS AND TREY ANDREWS, WIFE AND HUSBAND,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 169 on the Plan of BROOK-VIEW-ESTATES, SECTION 2, as of record in Plat Book 4460, Page 163, said Register's Office, to which plat reference is hereby made for a more detailed description of said lot.

Being the same property conveyed to Cristina E. Lopez, an unmarried woman, by Warranty Deed from Brittany D. Vera and Jose Vera, wife and husband, of record in Instrument No. 20190213-0013341, in the Register's Office of Davidson County, Tennessee, dated February 08, 2019 and recorded on February 13, 2019.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOK-VIEW-ESTATES, SECTION 2, as recorded in Plat Book 4460, Page(s) 163.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4689, Page 561.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **CRISTINA E. LOPEZ**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number __202408280066045___, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: 545 Brook View Estates Drive, Antioch, TN 37013.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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/our hand(s) this the 20th day of August, 2024.

Cristina E. Lopez by John Bishop, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, authority a Notary Public in and for said State and County, appeared John Bishop, Attorney-in-Fact for Cristina E. Lopez, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Cristina E. Lopez, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal this **20th** day of **August, 2024**.

Notary Signature
My Commission Expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

True Copy Certification

I, Yvette Meldrum, 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 August 20, 2024.

Signature
August 20, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this August 20, 2024

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025