THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240748311**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $360,000.00 Affiant Subscribed and sworn to before me, this 30th day of August, 2024. Notary Public My Commission Expires

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Karen Johnson Davidson County
Batch# 1176029 DEEDWARR
08/30/2024 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240830-0067098

WARRANTY DEED

Address New Owner: Isis Sanchez Melgares 4200 Brackenwood Drive Nashville TN 37138	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 064-09-0-208.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lauren Kay Schumacher and Jacob Gibbs, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Isis Sanchez Melgares, unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Southfork Section One of record in Plat Book 6250, Page 384, 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 Lauren Kay Schumacher, a single person and Jacob Gibbs, a single person as joint tenants with right of survivorship by Warranty Deed from George R. Miller and Linda K. Miller, husband and wife of record in Instrument No. 20210811-0108282 Register's Office for Davidson County, Tennessee, dated August 10, 2021 and recorded on August 11, 2021.

Lauren Kay Schumacher and Jacob Gibbs having since married.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 384 and 385, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6596, Page 797 in the Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for Southfork HOA of record in Book 6790, Page 998, in the Register's Office for Davidson County, Tennessee.

Storm water detention agreement of record in Book 6566, Page 208, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4200 Brackenwood Drive Nashville TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 29 day of August, 2024.

Lauren Kay Schumacher

Jacob Gibbs

STATE OF OHIO
COUNTY OF FRANKLIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lauren Kay Schumacher and Jacob Gibbs, 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, at office, this 29th day of August, 2024.

Notary Public
My Commission Expires: 12-12-2028

BRANDON J CAMPBELL
Notary Public, State of Ohio
My Commission Expires
December 12, 2028

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 Aug 29, 2024 (date of document)

Regina Sullo

Affiant Signature

August 30 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 30 day of August, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202408300067098