WARRANTY DEED

Karen Johnson Davidson County
Batch# 1182113 DEEDWARR
09/16/2024 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,641.80
20240916-0071267

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $714,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 2-21-28
(AFFIX SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Chase Gilbert and Anna Gilbert	CMG Mortgage, Inc. dba CMG Home Loans	Parcel ID: 146 15 0 006.00
(NAME) 5123 Regent Dr.	(NAME) 3160 Crow Canyon Road Ste 400	
(ADDRESS) Nashville, TN 37220	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kevin Uriel Lopez Jimenez, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Chase Gilbert and Anna Gilbert, husband and wife**, hereinafter called the Grantees, their 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 all of Lot No. 126, Section VII, Plan of Haileywood Estates, according to survey and plat of same appearing of record in Book 2330, page 104, in the Register's Office for Davidson County, Tennessee, to which plat refence is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Christopher M. Ozanne from John D. Peppers and wife, Christiana M. Peppers by Warranty Deed dated July 27, 1999 and recorded on August 16, 1999, in Book 11620, Page 299, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Kevin Uriel Lopez Jimenez, a married man from Christopher M. Ozanne, unmarried by Warranty Deed dated February 16, 2024 and recorded on February 21, 2024, in Instrument No. 20240221-0012016, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5123 Regent Dr., Nashville, TN 37220

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. 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 13th day of September 2024

Kevin Uriel Lopez Jimenez

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Kevin Uriel Lopez Jimenez, a married man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of September, 2024.

Notary Public

My Commission Expires: 2-21-28

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Amanda Maynor, 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

September 13, 2024.

Date

Affiant Signature

September 16, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of September, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON