Karen Johnson Davidson County
Batch# 1190567 DEEDWARR
10/04/2024 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20241004-0077383

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $690,000.00.

Affiant

OFFICIAL STAMP
PETER DOUGLAS RODOCKER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1038509
MY COMMISSION EXPIRES JULY 02, 2027

Subscribed and sworn before me this the 30th day of September, 2024.

Notary Public
My commission expires: 7/2/27

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Matthew R. Fuqua 2413 B Pafford Dr. Nashville, TN 37206	**New Owner** **2413 B Pafford Dr.** **Nashville, TN 37206**	083-04-2A 002.00

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, LYNSEY ROTHENBURGER, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MATTHEW R. FUQUA AND RENAY M. CHAVEZ, 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 Unit B of 2413 Pafford Drive Townhomes, as shown on the plat attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for 2413 Pafford Drive Townhomes, of record in Instrument No. 20160719-0074152, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Lynsey Rothenburger, a single woman, by deed dated 04/01/2019, from Rebecca Bowman and Chad Bowman, husband and wife, and Kenneth Wayland, II, a married person, of record in Instrument No. 20190403-0030166, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2413 B Pafford Dr., Nashville, TN 37206.

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 30th day of September, 2024.

Lynsey Rothenburger

STATE OF Oregon
COUNTY OF Multnomah

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lynsey Rothenburger, 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 30th day of September, 2024.

My commission expires: 7/2/27

Notary Public

OFFICIAL STAMP
PETER DOUGLAS RODOCKER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1038509
MY COMMISSION EXPIRES JULY 02, 2027

Certificate of Authenticity

I, Spencer Gross, 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 30th, 2024**.

Date

Affiant Signature

September 30th, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4th** day of **October**, 20**24**.

Notary's Signature

My Commission Expires: 05/05/2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025