WARRANTY DEED

Karen Johnson Davidson County
Batch# 1255851 DEEDWARR
04/02/2025 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,557.70
20250402-0025216

JM-P-25-7105-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $421,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-03-2025

(AFFIX SEAL)

SYDNEY KLETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joel Ignacio and Justin Adrian S. Banez	**V.I.P. Mortgage Inc.**	
(NAME) **7105 Commonwealth Cir**	(NAME) **9221 East Via de Ventura**	**126-15-0B-148.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Scottsdale, AZ 85258**	
(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, **MARY CHANDLER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOEL IGNACIO AND JUSTIN ADRIAN S. BANEZ, MARRIED TO EACH OTHER,** 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. 148 on the Plan of Section One, Lexington Point Subdivision, as the same appears on survey and plat of record in Plat at Instrument No. 20000830-0085624, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mary Chandler, unmarried woman by Warranty deed from Mark R. Pierce, unmarried of record in Instrument No. 20190604-0053350 Register's Office for Davidson County, Tennessee, dated May 21, 2019 and recorded on June 04, 2019.

The said Mary Chandler has since married. The subject property was never her marital residence.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Plan of record as Instrument Number 20000830-0085624, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20001018-0103445, as amended in Instrument No. 20010522-0052909 and re-recorded in Instrument No. 20020214-0019754; and Instrument No. 20020219-0021061, Register's Office for Davidson County, Tennessee.
- Amendment to the Bylaws of Lexington Pointe Homeowners Association, Inc. of record in Instrument No. 20150220-0014706, in the Register's Office for Davidson County, Tennessee.
- Charter of Lexington Point Homeowner's Association of record in Instrument No. 20001020-0104424, in the Register's Office for DavidsonCounty, Tennessee.
- Quitclaim Deed of Common areas of record in Instrument Number 20150123-0006862, in the Register's Office for Davidson County, Tennessee.
- Ingress and Egress Easement reserved of record in Book 11669, page 837, in the Register's Office for Davidson County, Tennessee.
- Warranty Deed of record in Book 11669, Page 847, in the Register's Office for Davidson County, Tennessee.
- Public Utility Easement of record in Book 7601, page 404, in the Register's Office for DavidsonCounty, Tennessee.
- Easement (s) to Bellsouth, as set forth in instrument recorded in Instrument No. 20010329-0030190, in the Register's Office for Davidson County, Tennessee.
- Subject to plan of Newsom Land of record in Plat Book 1, page 25 and Plat Book 1, page 121, Chancery Court of Davidson County, Tennessee.
- Subject to easement granted to Nashville, Chattanooga and St. Louis Railway of record in Book 513, page 396, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Tennessee Electrical Power Company, as set forth in instrument recorded in Book 751, page 375 and Book 787, page 7, in the Register's Office for Davidson County, Tennessee.

- Subject to easement and right of way by Tennessee Valley Authority set forth Declaration of Taking of record in Book 4205, page 194, and Judgement of record in Book 4226, page 715, in the Register's Office for Davidson County, Tennessee.
- Easement for Transmission Line of record in Book 4257, page 647, Book 4230, Page 987, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Harpeth Valley Utilities, as set forth in instrument recorded in Book 7526, page 315 and Book 7526, page 318 and Book 7526, page 324, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20020729-0090372, in the Register's Office for Davidson County, Tennessee.
- Permanent Drainage Easement of record in Instrument Number 20020729-0090373, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7105 Commonwealth Cir, Nashville, Tennessee 37221**.

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 2nd DAY OF APRIL, 2025.

Mary Chandler

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY CHANDLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of April, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Jordan Myers, 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 04/02/2025 (date of document).

Affiant Signature

Date 04/02/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of April, 2025.

Notary Signature

MY COMMISSION EXPIRES: 11/3/25

SYDNEY KLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025