Bill Garrett Davidson County
Batch# 85668 DEEDWARR
04/27/2018 11:04:42 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20180427-0039818

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 26 day of April 2018.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Return to:
BridgeTrust Title Group
1717 Alliant Ave - Suite 5
Louisville, KY 40299
CS18100136O8

Address of New Owner:	Send Tax Bills to:	Tax Information
Amy Hollahan 2668 Avery Park Dr Nashville, TN 37211	← Same	173-09-0A-777.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rafael Ernest Fernando, married, and Pearl Ernestine Goll (f/k/a Pearl Ernestine Fernando), married, tenants in common with rights of survivorship,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Amy Hollahan, unmarried,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 660 on the Plan of Section Two of Phase Eight, Lenox Village, as of record as Instrument No. 20070413-0044640, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Rafael Ernest Fernando, married, and Pearl Ernestine Fernando, unmarried, tenants in common with rights of survivorship, by Warranty Deed from Jordan Elaine McCarter dated April 29, 2013 of record as Instrument No. 20130502-0044246, Register's Office for Davidson County, Tennessee.

The said Pearl Ernestine Fernando is now married and known as Pearl Ernestine Goll.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **2668 Avery Park Dr, Nashville, TN 37211.**

This property is not a marital residence for Rafael Ernest Fernando and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307, or other similar statute.

Pearl Ernestine Goll's husband, Tyler Goll, joins in this conveyance to convey any marital interest he may have on the property described herein.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 26th day of April, 2018.

Rafael Ernest Fernando, by Pearl Goll, his attorney in fact

Rafael Ernest Fernando, by Pearl Goll, his
Attorney in fact

Pearl Ernestine Goll

Pearl Ernestine Goll

Tyler Goll

Tyler Goll

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Pearl Ernestine Goll and Tyler Goll,** the bargainor(s), 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 and official seal at Brentwood, Tennessee, this the 26th day of April, 2018.

Notary Public

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires: 1-24-21

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **Pearl Goll** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained as the free act and deed of the said **Rafael Ernest Fernando,** and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **Rafael Ernest Fernando,** and appearing of record in Instrument Number 20180427-0039877 of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this the 26th day of April, 2018.

Notary Public

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires: 1-24-21
FILE NO: 2018035781