This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Y Johnson Davidson County
Batch# 140929 DEEDWARR
09/14/2018 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $116.55
20180914-0091543

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 31,500.00

Affiant Signature

Subscribed and sworn to before me ~~on this~~ the 13th day of September, 2018.

Notary Public

My Commission expires 3 / 13 / 21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Elizabeth Rivera
4915 Darlington Drive, A
Nashville, TN 37211
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 14704006400

WARRANTY DEED

18NT00543

Effective the 13th day of September, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

ALEXANDRA L. LARRISON

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ELIZABETH RIVERA, UNMARRIED WOMAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Lot 113 on the Plan of Hillbrook, Section III, as of record in Book 3300, Page 84, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Alexandra L. Larrison, by Final Decree Confirming Sale from the State of Tennessee, dated 01/09/1998 and recorded 01/16/1998 in Book 11155, page 161, Register's Office for Davidson County, TN.

This is an improved property commonly known as 3703 Faulkner Dr, Nashville, TN 37211.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 13th day of September, 2018.

Alexandra L. Larrison

Alexandra L. Larrison

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Alexandra L. Larrison, the within named bargainer 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 at office, this the 13th day of September, 2018.

Notary Public

My commission expires: 3/17/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

201809140091543

Certificate of Authenticity

I, Edward A. Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18.

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY