Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
18-1681TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Kayla Nicole Fellman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of January, 2019.

Notary Public
Commission Expiration:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires 8-27-2022

Karen Johnson Davidson County
Batch# 187572 DEEDWARR
01/24/2019 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20190124-0006902

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Kayla Nicole Fellman 2244 Riverway Dr Old Hickory, TN 37138	SAME AS NEW OWNER	053060B01400

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Marsha Milan, unmarried woman**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kayla Nicole Fellman, unmarried woman,** 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:

Property known as 2244 Riverway Dr Old Hickory, TN 37138, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 225, on the plan of Waterford, Phase 2, as shown on plat of record in Plat Book 7900, Page 412, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Marsha Milan, a single woman, by deed from Anthony D. Dobbs, a married man dated 10/11/1999, recorded 10/20/1999, filed of record in Book 11709, Page 668, said Register's Office.

Tax Map and Parcel ID is as follows 053060B01400

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 2244 Riverway Dr, Old Hickory, TN 37138

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 unemcumbered, 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 my hand this 22nd day of January, 2019.

Marsha Milan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of January, 2019, before me personally appeared **Marsha Milan**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 22nd day of January, 2019.

Notary Public
Commission Expiration:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
8-27-2022

LTE File No.: 18-1681TN

True Copy Certification

I, **Melissa Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

My Commission Expires: 9/20/2021

