Karen Johnson Davidson County
Batch# 200216 DEEDWARR
02/28/2019 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20190228-0018231

34629

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $825,000.00.

Affiant

File Number: 1901031

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

Subscribed and sworn to before me, this 27th day of February, 2019.

Notary Public
My Commission Expires: October 7, 2019

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Kevin Michael Doherty and Cynthia H. Wiel	CENLAR ISAOA/ATIMA	103-08-0 301.00
4024 Westlawn Dr	PO Box 202028	
Nashville, TN 37209	Florence, SC 29502-2028	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, New Day Homes, LLC, a Tennessee Limited Liability Company, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Kevin Michael Doherty and Cynthia N. Wiel, husband and wife, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot 1 of the Re-Plat of Part of Lot # 353 Richland Company West Lawn Subdivision, of record in Instrument Number 20161221-0134303, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

TOGETHER with that certain Sewer Easement as more fully described in Instrument No. 20171122-0120073, Register's Office for Davidson County, Tennessee. Corrected by Scrivener's Affidavit of record in Instrument No. 20190213-0013616, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to New Day Homes, LLC, a Tennessee limited liability company, by Warranty Deed from Shirley Carpenter, married, dated August 3, 2016, of record in Instrument Number 20160804-0080874, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4024 Westlawn Dr, Nashville, TN 37209.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 27th day of February, 2019.

New Day Homes, LLC, a Tennessee Limited Liability Company

BY: _____
Jonathan Tarajano, Project Manager

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jonathan Tarajano with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Project Manager of New Day Homes, LLC, a Tennessee Limited Liability Company, and that he is authorized by New Day Homes, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, TN, this 27th day of February, 2019.

_____
Notary Public at Large
My Commission Expires: 4/18/21

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

