Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1055

Karen Johnson Davidson County
Batch# 201969 DEEDWARR
03/05/2019 11:11:20 AM 2 pgs
Fees: $13.00 Taxes: $980.50
20190305-0019991

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Nicole A. Wolfe, a single woman, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Zach Salada, single man hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 89 on the plan of Irvington, as of record in Book 843, page 60, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nicole A. Wolfe by deed from Donna Herring and Deborah C. Pate, both unmarried persons, dated August 17, 2005, of record in Inst. No. 20050908-018249, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 904 Carolyn Avenue, Nashville, TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

4586

WITNESS THE EXECUTION HEREOF this 4th day of March, 2019.

Nicole A. Wolfe

State of Tennessee)
County of Davidson)

On this 4th day of March, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Nicole A. Wolfe , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. PORTER WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 265,000.00.

Elaine C. Miranda
Affiant

Sworn and subscribed before me on this the 4th day of March, 2019.

Notary Public

My Commission Expires: 1-24-22

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Zach Salada 904 Carolyn Avenue Nashville, TN 37216	SWBC 9311 San Pedro #100 San Antonio TX 78216	072-09-0-327.00