WARRANTY DEED

Karen Johnson Davidson County
Batch# 230987 DEEDWARR
05/16/2019 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20190516-0046272

File No. DH0005181

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2019.

Notary Public

MY COMMISSION EXPIRES: 3·3·20

(AFFIX SEAL)

MARCY MORGAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires March 3, 2020

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abigale Jaskinsky	Capstar Bank	083-11-0-064.00
(NAME)	(NAME)	
519 SKYVIEW DRIVE	2002 Richard Jones Rd Ste 360	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN, 37206	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, We, **Andria Jensen** and **Ember Eyster, married to each other,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abigale Jaskinsky, unmarried woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 21 and the southerly 3 1/2 feet of Lot No. 20, ROLLING ACRES, as shown on plat of record in Plat Book 1130, Page 34, in the Register's Office, Davidson County, Tennessee.

Said lot and part of lot adjoin and front together 78 1/2 feet on the easterly side of Sky View Drive and run back between line 149.6 feet on the southerly line and 149 feet more or less on the northerly line, to a dead line, measuring 88 1/2 feet.

Being the same property conveyed to Andria Jensen and Ember Eyster by Warranty Deed from Darice A. Green of record in Instrument No. 20161108-0118051, in the Register's Office of Davidson County, Tennessee, dated October 31, 2016 and recorded November 8, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 519 SKYVIEW DRIVE, NASHVILLE, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 unencumbered, 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 15th day of May, 2019.

Andria Jensen, by Leslie A Garside, her attorney in fact

Andria Jensen, by Leslie A. Garside, her attorney-in-fact

Ember Eyster, by Leslie A Garside, her attorney in fact

Ember Eyster, by Leslie A. Garside, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Leslie A. Garside, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Andria Jensen and Ember Eyster, and who acknowledged that he/she executed the same as the free act and deed of the said Andrea Jensen and Ember Eyster, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument No. _____201905160046271_____, said Register's Office.

Witness my hand this 15th day of May, 2019.

Marcy Morgan
Notary Public

My commission expires: 3·3·20

MARCY MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 3, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and states that as of the date of execution of the Instrument herein: (1) the document to which this Affidavit is attached is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown, (2) that this execution is proper and within the scope of the Power of Attorney referenced in this Instrument, and (3) that pursuant to the terms and provisions of T.C.A §34-6-105(c) of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of this Instrument and other Instruments related to this transaction, Affiant had no knowledge or notice of the termination of the Power of Attorney, either by revocation or by the principal's death.

Leslie Garside
Leslie Garside, Affiant

WITNESS my hand and seal this 15th day of May, 2019.

Marcy Morgan
Notary Public
My Commission Expire: 3·3·20

MARCY MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 3, 2020

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

