Karen Johnson Davidson County
Batch# 249926 DEEDWARR
06/28/2019 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20190628-0062910

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $265,000.00.

Affiant

Subscribed and sworn before me this the 26th day of June, 2019.

Notary Public
My commission expires: 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Justin Gerald Magaldi 3727 Shane Point Pl. Nashville, TN 37211	New Owner	172-16-0A 020.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOCELYN AGRO JAKE LOVEJOY, wife and husband,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JUSTIN GERALD MAGALDI,*** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Revision to Shane Point of record in Plat at Instrument No. 20101021-0084160, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jocelyn Agro, single woman, by deed from Jessica Harper, a married woman, (formerly known as Jessica N. Heisey), dated 11/28/2017, of record in Instrument No. 20171129-0121641, said Register's Office.

The said Jocelyn Agro having since married Jake Lovejoy. Jake Lovejoy joins in this conveyance to convey any interest that he may have in the property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3727 Shane Point Pl., 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 26th day of June, 2019.

Jocelyn Agro

Jake Lovejoy

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jocelyn Agro and Jake Lovejoy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of June, 2019.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY