RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-4263

JESSICA ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $246,000.00

Lauren Tipton
Affiant

Subscribed and sworn to before me, this 31st day of July, 2019.

Notary Public

My commission expires: 4/8/2021

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Henry Abad Amaya-Nataren **Maria Magdalena Canas Diaz**	New owner	**149010B06600CO**
812 Billingsgate Court		
Antioch, TN 37013		

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 ACKNOWLEDGE, WE,

Clay Jaggi and Ceara Jaggi

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Henry Abad Amaya-Nataren and Maria Magdalena Canas Diaz, tenants in common

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:

Land in Davidson County, Tennessee, being Lot No. 271 on the Plan of Final PUD Plan, Piccadilly Square, Phase III of record in Plat Book 6250 pages 892- 894, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Karen Johnson Davidson County
Batch# 268506 DEEDWARR
08/08/2019 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $910.20
20190808-0078790

HE2019-0144

Being the same property conveyed to Clay Jaggi and Ceara Jaggi from Music City Holdings, LLC by Warranty Deed dated March 19, 2019, of record in Instrument No. 20190321-0025652, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC from C & C Residential Properties, Inc by Warranty Deed dated March 19, 2019, of recorded in Instrument No. 20190321-0025651, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to C & C Residential Properties, Inc. from Abdirizak Mugaza Soboke, an unmarried man by Warranty Deed dated October 5, 2018, of recorded in Instrument No. 20181008-0099492, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 812 Billingsgate Court, Antioch, TN 37013.

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 in 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/our hand(s) this 31st day of July, 2019.

Clay Jaggi

Ceara Jaggi

STATE OF Utah

COUNTY OF Davis

Personally appeared before me, a Notary Public of said County and State, **Clay Jaggi and Ceara Jaggi,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2019.

Notary Public

My Commission Expires: 06/07/21

PHILIP MARTINEZ
Notary Public • State of Utah
Commission # 695392
My Commission Expires
June 7, 2021

HE2019-0144

CERTIFICATE OF AUTHENTICITY

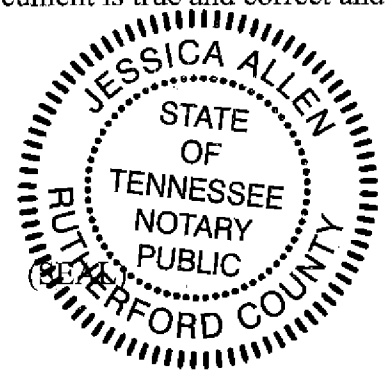
I, Lauren Tipton, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lauren Tipton
Attorney or Custodian

Memorial Title LLC

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Jessica Allen, a notary public in and for the aforesaid county and state, the within named Lauren Tipton, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jessica Allen
Notary Public

My Commission Expires: 4-18-2021

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