This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-4612

Karen Johnson Davidson County
Batch# 273415 DEEDWARR
08/19/2019 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20190819-0082850

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this the 14th day of August, 2019

Notary Public
My Commission Expires: 12/15/21

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Liskar J Oyer Rosal and Balmore A. Rodriguez Roa 5170 Hickory Hollow Parkway, 114 Antioch, TN 37013	New Owner	163-05-0B-188.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Melanie Marie Eby, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Liskar J Oyer Rosal and Balmore A. Rodriguez Roa, wife and husband** hereinafter called the Grantee(s), his/her/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 all of Unit No. 196 on the plan of Master Deed Lot Layout (Private Element) Phase V Mill Park (formally Hickory Hollow Townhomes) of record in Instrument No. 20050131-0011265 and boundary Plat of record in Plat Book 9700, Page (s) 538 and 539, in the register's office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Melanie Jones, unmarried woman by Warranty Deed from Faruk Caglar of record in Instrument No. 20150805-0077776, Register's Office for Davidson County, Tennessee, dated July 31, 2015 and recorded on August 05, 2015.

Being the same property conveyed to Melanie M. Whitaker, unmarried woman by Quitclaim Deed from Melanie Jones, n/k/a Melanie M. Whitaker of record in Instrument No. 20181217-0122292, Register's Office for Davidson County, Tennessee, dated December 07, 2018 and recorded on December 17, 2018.

Being the same property conveyed to Melanie Marie Eby, unmarried by Quitclaim Deed from Melanie M. Whitaker, (nka Melanie Marie Eby) of record in Instrument No. 20190208-0012167, Register's Office for Davidson County, Tennessee, dated February 01, 2019 and recorded on February 08, 2019.

This is ☒ improved or ☐ unimproved property located at: **5170 Hickory Hollow Parkway, 114, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of August, 2019.

GRANTOR:

Melanie Marie Eby

Melanie Marie Eby

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Melanie Marie Eby, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of August, 2019.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

201908190082850

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: 1/19/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY