THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822472**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $295,000.00. Affiant Subscribed and sworn to before me, this30th day of August, 2019. Notary Public My Commission Expires:

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 9, 2021

Karen Johnson Davidson County
Batch# 280425 DEEDWARR
09/04/2019 09:31:40 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20190904-0089030

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andy Herrera Aguilar and Kayla Upchurch 803 Winthorne Court Nashville TN 37217	New Owner	Tax Parcel ID No. 120-01-0-021.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew C. Cushing** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andy Herrera Aguilar, an unmarried man, and Kayla Upchurch, an unmarried woman, joint tenants**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 312 on the Plan of Glengarry Park, Section Three of record in Plat Book 2900, Page 25, 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 Matthew C. Cushing by Warranty Deed from David F. Nix of record in Instrument No. 20150904-0090572 Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 04, 2015.

Being also known as 803 Winthorne Court, Nashville, Tennessee 37217.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

This is improved property located at 803 Winthorne Court Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 30th day of August, 2019.

Matthew C. Cushing

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew C. Cushing, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2019.

Notary Public

My Commission Expires: _____

