Karen Johnson Davidson County
Batch# 299480 DEEDWARR
10/10/2019 04:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20191010-0104209

Prepared by:
Amy Cross Nance
Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Affiant

Subscribed and sworn to before me this 9th day of October, 2019.

Notary Public
My commission expires: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Shawn Cormier II and Amanda Cormier 1846 Primrose Ave. Nashville, TN 37212	Redfin Mortgage, LLC 2611 Internet Blvd. #201 Frisco, TX 75034	119-06-0-064

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($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 **Melina Sierra, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Shawn Cormier II and Amanda Cormier, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the west 58.29 feet of Lot No. 2 and the east 11.71 feet of Lot No. 3 on the Plan of Sterling Subdivision, Section One, as shown on Plat of record in Plat Book 1424, Page 97, said Register's Office, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Melina Sierra, unmarried, by deed from Emily L. Spears. unmarried, of record in Instrument No. 20071105-0129989, Register's Office for Davidson County, Tennessee, dated October 29, 2007.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Sterling Subdivision of record in Plat Book 1424 Page 97 Register's Office for Davidson County, Tennessee.

This property is improved property known as 72 Elberta Street, Nashville, TN 37210

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 9th day of October, 2019.

Melina Sierra

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of October, 2019, before me personally appeared Melina Sierra, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of October, 2019.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

