Prepared by:
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Karen Johnson Davidson County
Batch# 299523 DEEDWARR
10/11/2019 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20191011-0104268

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

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

Notary Public
My commission expires 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Melina Sierra 723 Dover Road Nashville, TN 37211	Eastis Mortgage Corp dba 790 Security Mortgage New Orleans, LA 70113	119-12-0-107

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 **Jill Fagan, an unmarried woman and Ashley Fagan, a married woman** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Melina Sierra, an unmarried woman,** 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 Lot No. 82 on the plan of Battlewood, Section 1, of record in Book 1835, page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jill Fagan and Ashley Fagan as joint tenants with Right of survivorship by deed from Kenneth Fox of record in Instrument No. 20160628-0066029 Register's Office for Davidson County, Tennessee and recorded on June 28 2016.

The property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Battlewood, Section 1, of record in Book 1835, page 31, Register's Office for Davidson County, Tennessee

This property is improved property known as 723 Dover Road, 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 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.

Jill Fagan

Ashley Fagan, by Jill Fagan, Her Attorney-In-Fact
Ashley Fagan by Jill Fagan, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of October, 2019, before me personally appeared Jill Fagan, 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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of October, 2019, before me personally appeared Jill Fagan to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ashley Fagan acknowledged that such person executed the same as the free act and deed of Ashley Fagan.

Notary Public

My Commission expires 2/23/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY