Karen Johnson Davidson County
Batch# 306744 DEEDWARR
10/28/2019 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $847.30
20191028-0110119

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of October, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Vanessa Sylvester	JP Morgan Chase Bank, NA	097 02 0A 042.00 CO
(NAME)	(NAME)	
1236 Riverbrook Dr	PO Box 78420	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Phoenix, AZ 85062-8420	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lindsay A. Hackemann Vasil, FKA Lindsay A. Hackemann and husband, David Michael Vasil**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Vanessa Sylvester, a single woman**, 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. 42 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument 20080723-0075577 and a Surveyor's Certificate of Correction of record in Instrument 20081105-0110185, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lindsay A. Hackemann, a single woman by Warranty Deed from Brian Yagulli, married dated April 01, 2013 and recorded April 08, 2013 as Instrument No. 20130408-0034683, in said Register's Office for Davidson County, Tennessee.

Lindsay A. Hackemann is nka Lindsay A. Hackemann Vasil.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

David Michael Vasil, spouse of Lindsay A. Hackemann Vasil, joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.

unimproved ☐
This is improved ☒ property, known as 1236 Riverbrook Dr, Hermitage, TN 37076

File Number: MTJ-1909534SSO

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. 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 our hands this 23 day of OCTOBER 2019

Lindsay H. Vasil
Lindsay H. Vasil

David H. Vasil
David H. Vasil

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Lindsay H. Vasil and David H. Vasil, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of October, 2019.

Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

File Number: MTJ-1909534SSO

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.