(1)

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912464

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Karen Johnson Davidson County
Batch# 309557 DEEDWARR
11/01/2019 09:58:56 AM 2 pgs
Fees: $13.00 Taxes: $998.63
20191101-0112521

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2019.

NOTARY PUBLIC

My commission expires: 4/13/22

KATHERINE WARREN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD Exp. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37067

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristina Sofia Jarquin 2349 Alteras Drive Nashville, TN 37211	Same address as new owner	173-09-0-A-598.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Nine Thousand Nine Hundred and 00/100 Dollars ($269,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **JULIE ANNE DAVIS F/K/A JULIE ANNE C. TANNER, UNMARRIED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **KRISTINA SOFIA JARQUIN, SINGLE WOMAN**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 572 as shown on the Plan of Section One, Phase Eight, Lenox Village, of record in Instrument Number 20060824-0104608 of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate legal description.

BEING the same property conveyed to Julie Anne C. Tanner by Quitclaim Deed from Jeffrey R. Tanner *(pursuant to terms of Final Decree filed 10/26/10 in Docket No. 10D-2269 in the Eighth Circuit Court for Davidson County, Tennessee)*, said Quitclaim Deed being dated 10/26/10 and recorded 10/26/10 in Instrument Number 20101026-0085763; and the same property previously conveyed to Jeffrey R. Tanner and Julie Anne C. Tanner, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 8/10/07 and recorded 8/14/07 in Instrument Number 20070814-0097164, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2349 Alteras Drive, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in in Instrument Number 20060824-0104608l to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 25th day of October, 2019.

Julie Anne Davis F/K/A Julie Anne C. Tanner

JULIE ANNE DAVIS F/K/A
JULIE ANNE C. TANNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Julie Anne Davis f/k/a Julie Anne C. Tanner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25th day of October, 2019.

Katherine Warren
Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022