Name and Address of New Owner:
Ila Eisenga
2007 Watercolor Lane
Murfreesboro, TN 37128

Send Tax Statements To:
New Owner

Karen Johnson Davidson County
Batch# 312828 DEEDWARR
11/07/2019 01:09:30 PM 4 pgs
Fees: $23.00 Taxes: $444.00
20191107-0115228

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-19101687

Map and Parcel: 071 04 0 209.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lisa L. Eisenga (f.k.a. Lisa L. Stevens) and husband, Derek Eisenga**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ila Eisenga, married**, hereinafter called the GRANTEE, his 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, and being all of Lot No. 347, Final Plan of Joywood Heights, Section IIA, according to survey and plat of same appearing of record in Book 1424, page 20, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Lisa L. Stevens by Warranty Deed filed for record on October 22, 2013 in Instrument Number 20131022-0110124, of the Register's Office of Davidson County, Tennessee.

Derek Eisenga is joining in this conveyance to convay any and all marital interest in subject property.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Joywood Heights of record in Book 1373, page 98; All matters as set forth per Book 1424, page 20; First Right of Refusal of record in Book 10833, page 966; said said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2507 Flamingo Drive, Nashville, TN 37207

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 1st day of November, 2019.

Lisa L. Eisenga

Derek Eisenga, by Lisa L. Eisenga as Attorney-in-Fact

Derek Eisenga, by Lisa L. Eisenga as Attorney-in-Fact

State of Tennessee

County of Davidson

Personally appeared before me, Lisa L. Eisenga, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the foregoing instrument on behalf of Derek Eisenga, that she executed the same as the free act and deed of said Derek Eisenga, and for the purposes therein contained by virtue of a Power of Attorney, duly executed by the said Derek Eisenga, and appearing of record in 201911070115227, page _____, in the Register's Office of Rutherford County, Tennessee.

Witness my hand and seal this 1st of November, 2019.

Notary Public
My Commission Expires: 12/18/21

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee

County of Davidson

Personally appeared before me, Lisa L. Eisenga with whom I am personally acquainted, and who acknowledged that ~~he~~ she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st of Nov., 2019.

Notary Public
My Commission Expires: 12/18/21

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $120,000.00.

Affiant Signature

Subscribed and sworn to before me, this 1st day of November, 2019.

Notary Public
My Commission Expires: 1-2021

JOHN PARKER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Lynn Vaught, 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 Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught 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: 5-23-23

SARAH CARTER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY