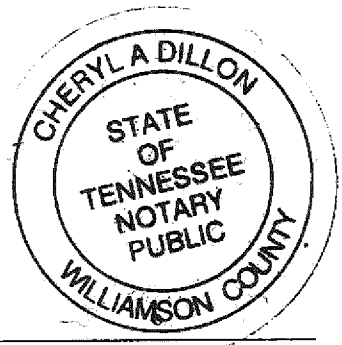
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-5678



Karen Johnson Davidson County
Batch# 323266 DEEDWARR
12/02/2019 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20191202-0123948

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Subscribed and sworn to before me, this the 27th day of November, 2019

Notary Public
My Commission Expires: 12-13-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kristine N. Molstad and Pernell J. Jackson, Jr. 3220 Demetros Court Nashville, TN 37217	SWBC Mortgage Corp 9311 San Pedro #100 San Antonio, TX 78216	136-05-0A-092.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, I/we, **Luisa C. Buenavista and Jose P. Buenavista, Wife and Husband** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kristine N. Molstad and Pernell J. Jackson, Jr., both unmarried,** hereinafter called the Grantee(s), his/her/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. 49 on the Plan of Bayview Estates, Phase Six of record in Plat at Instrument No. 20020102-0000486, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Luisa C. Buenavista, married by Warranty deed from NVR, Inc., a Virginia corporation, Trading as Fox Ridge Homes of record in Instrument No. 20030422-0053083 Register's Office for Davidson County, Tennessee, dated April 17, 2003 and recorded on April 22, 2003, Scrivener's Affidavit Recorded on August 14, 2013 in Instrument No. 20130814-0085222.

Jose P. Buenavista joins in the execution of this instrument to convey any and all martial rights he may have in said property.

This is ☒ improved or ☐ unimproved property located at: **3220 Demetros Court, Nashville, TN 37217**

201912020123948

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Buyer paying their prorated share thereof to the Seller who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of November, 2019.

GRANTOR:

Luisa C. Buenavista

Jose P. Buenavista

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Luisa C. Buenavista and Jose P. Buenavista, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27 day of November, 2019.

Presley M. Brown

Notary Public
My Commission expires: 1/3/2023

PRESLEY M BROWN NOTARY STATE OF TENNESSEE PUBLIC DAVIDSON COUNTY

201912020123948

TRUE COPY CERTIFICATION

I, Lisa K. R. Wagner, 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 documents executed and authenticated according to law.

Lisa K. R. Wagner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally, appeared before me Barbara T. Hodge, a notary public for this county and state, Lisa K. R. Wagner, who acknowledges that this certification of an electronic documents is true and correct and whose signature I have witnessed.

Notary Public

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

My Commission Expires: 03/08/2021