Karen Johnson Davidson County
Batch# 328242 DEEDWARR
12/11/2019 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20191211-0127960

1873-19

WARRANTY DEED

TIIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 120 Longwater Drive Suite 106 Norwell, MA 02061 825772 476192-001657 Kayla Bocchino	STATE OF TENNESSEE, COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $ 420,000.00 Affiant Subscribed and sworn ~~to~~ before me, this the 10th day of December, 2019. Notary Public My commission expires: (Affix Seal)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Fritz Alan Coy and Paige Olivia Coy	NAME: First Bank mortgage
STREET ADDRESS: 8445 Merrymount Dr. Nashville TN 37221	STREET ADDRESS: PO Box 11733
MAP & PARCEL NO.: 127-13-0-13.00	Newark, NJ 07101

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Timothy J. Futch and Ann S. Futch, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Fritz Alan Coy and Paige Olivia Coy, Husband and Wife

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 8445 Merrymount Drive, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 26th day of October, 2019.

X _____
Timothy J. Futch

X _____
Ann S. Futch

State of TN } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Timothy J. Futch, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 26th day of October, 2019.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

JOHN MAGHAMEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires 07/03/2023.

State of TN } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ann S. Futch, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 26th day of October, 2019.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

JOHN MAGHAMEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires 07/03/2023.

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Section 3, Merrymount Acres of record in Plat Book 4175, Page 91, (as amended for change of P. U. E. at Book 7545, page 569), 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 Robert C. Rodriguez and M. Elaine Rodriguez, Trustees of the Robert and Elaine Rodriguez Family Trust, U/A/D February 16, 2000, and the successor trustees of said trust by Warranty deed from Ara K. Mayo, unmarried of record in Instrument No. 20150511-0042938 Register's Office for Davidson County, Tennessee, dated May 05, 2015 and recorded on May 11, 2015. Scrivener' s Affidavit Recorded on November 16, 2018 in Instrument No. 20181116-0112932. (Value of consideration shown in aforementioned deed $246,000.00.).

Being the same property conveyed to Timothy J. Futch and Ann S. Futch, husband and wife by Warranty deed from Robert C. Rodriguez and Bambi R. Bandarra, Trustees of the Robert and Elaine Rodriguez Family Trust, U/A/D February 16, 2000. and the successor Trustees of said trust. of record in Instrument No. 20181116-0112933 Register's Office for Davidson County, Tennessee, dated November 13, 2018 and recorded on November 16, 2018. (Value of consideration shown in aforementioned deed $405,000.00.) Being also known as 8445 Merrymount Drive Nashville, Tennessee 37221.

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name
custodian of the electronic version of the attached document tendered for registration herewith and that th
is a true and correct copy of the original document executed and authenticated according to law.

Ernest D Bennett III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county ar
Notary's Name
state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic
Signer's Name
document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020