This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 337081 DEEDWARR
01/02/2020 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $910.20
20200102-0000096

State of TN }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $246,000

Affiant Signature

Subscribed and sworn to before me on this the 31 Day of Dec, 2019.

Notary Public

My Commission expires 5/15/2021

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

NAME AND ADDRESS OF PROPERTY OWNER:
Ryan Nervo
2269 Riverway Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 053060B15200CO

WARRANTY DEED

19NT00981

Effective the 31 Day of Dec, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jennifer Carol Carr, unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ryan Nervo, a single man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being lot No. 216 on the plan of Waterford Phase 4B of record in Plat Book 7900, Page 770, Register's Office for said County, to which reference is made for a more complete description.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Jennifer Carol Carr, unmarried, by Warranty Deed from James H. Nevans, single, dated 12/06/2011 and recorded 12/15/2011 in Document No.20111215-0097556, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 2269 Riverway Dr, Old Hickory, TN 37138

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 31 day of Dec, 2019

Jennifer Carol Carr

State of Tennessee}
County of Davidson}

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Jennifer Carol Carr** the within named bargainer 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 at office, this the 31 day of Dec, 2019.

Notary Public

My commission expires: 1/31/2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Jordan Combs **do hereby make oath that I am a license attorney and/or 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 TN

County of Davidson

Personally appeared before me Joseph L White **, a notary public for this county and state,** Jordan Combs **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: 5/15/2021

Notary's Seal (If on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY