Karen Johnson Davidson County
Batch# 354689 DEEDWARR
02/07/2020 08:45:50 AM 2 pgs
Fees: $13.00 Taxes: $961.63
20200207-0014308

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Capital City Title Services, LLC
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072
CCT# 2019121323

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Amira Ahmetovic 3713 Hilltop Lane Nashville, TN 37216	Amira Ahmetovic C/O Regions Mortgage 810 Cresent Centre Drive, Ste. 300 Franklin, TN 37067	061-14-0-154.00

WARRANTY DEED

THIS INDENTURE, made this 4th day of February, 2020 between **STEFFANY CAVALLO** and husband, **JASON FREEMAN,**, residents of Davidson County, Tennessee (collectively "Grantor") and **AMIRA AHMETOVIC,** a unmarried woman, resident of Davidson County, Tennessee ("Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of E. B. Craig's Subdivision of the Crownover Property of record in Plat Book 894, Page(s) 640 and 641, 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 Steffany Cavallo and Jason Freeman, as Tenants in Common with the Right of Survivorship, by Warranty Deed from Bailey L. Seils, unmarried, of record in Instrument No. 20160601-0054958 in the Register's Office for Davidson County, Tennessee, dated May 31, 2016 and recorded on June 01, 2016.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

WHENEVER used, the singular 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 hereunder set Grantor's hand and seal as of the date first recited above.

STEFFANY CAVALLO

JASON FREEMAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th of February, 2020, before me personally appeared Steffany Cavallo and Jason Freeman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My commission expires: April 27, 2021

APRIL L. WADE
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY
MY COMMISSION EXPIRES 4-27-2021

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$259,900.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 4th day of February, 2020.

Notary Public

My commission expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022