New owner. Tax bill sent to:
Paige Lynn McConnell
8155 Saulsbury Ct.
Arvada, CO 80003

Prepared By

Paige Lynn McConnell
1620 Northview Ave.
Nashville, TN 37216

After Recording Return To

Paige Lynn McConnell
8155 Saulsbury Ct.
Arvada, CO 80003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
PMcConnell, Affiant
Subscribed and sworn before me this the
20th Day of February, 2020.
AHAYES, Deputy Register

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

Karen Johnson Davidson County
Batch# 360834 DEEDQC
02/20/2020 03:35:22 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200220-0019092

STATE OF TENNESSEE

DAVIDSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ten dollars ($10) in hand paid to Paige Lynn Eilenberg, a Grantor, residing at 1620 Northview Avenue, County of Davidson, City of Nashville, State of Tennessee (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Paige Lynn McConnell, a Grantee, residing at 1620 Northview Avenue, County of Davidson, City of Nashville, State of Tennessee (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 6 on the Map of Chas. U. Coggins First Addition to Nashville, as of record in Plat book 421, page 33, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate description of said property.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever. jpm

Grantor's Signature

Paige Lynn Eilenberg
Grantor's Name

1620 Northview Ave.
Address

Nashville, TN 37216
City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

In Witness Whereof,

Witness's Signature

Angela R Magill
Witness's Name

1201 Demonbreun Street
Address

Nashville TN 37203
City, State & Zip

A. Champagne
Witness's Signature

Allison Champagne
Witness's Name

1201 Demonbreun Street
Address

Nashville TN 37203
City, State & Zip

STATE OF TENNESSEE)

COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paige Lynn Eilenberg whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 20th day of February 2020

ROBIN T. GORDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2024

Notary Public

My Commission Expires: 1/8/2024

(2) 420

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170037147 DEEDWARR
Recvd: 05/03/17 08:51 2 pgs
Fees:13.00 Taxes:998.63
20170503-0043296

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires September 16, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paige Lynn Eilenberg	Siera Pacific Mortgage	Map 72-10
(NAME)	(NAME)	
1620 Northview Avenue	1180 Iron Point Rd. Ste 200	Parcel 299.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Folsom, CA 95630	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kelly M. Schmitz and Derek T. Boone, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Paige Lynn Eilenberg,** hereinafter called the GRANTEES, 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. 6 on the Map of Chas. U. Coggins First Addition to Nashville, as of record in Plat book 421, page 33, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Kelly M. Schmitz, an unmarried woman and Derek T. Boone, an unmarried man by Warranty Deed from Aubrey L. Hiam Co-Trustee of the Hiam Family Revocable Living Trust filed for record in Instrument No. 20160707-0069308, Register's Office for Davidson County, Tennessee. Kelly M. Schmitz and Derek T. Boone are now married.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1620 Northview Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

RETURN TO: **BOX 10-A**
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 800
NASHVILLE, TN 37215