Karen Johnson Davidson County
Batch# 363953 DEEDWARR
02/26/2020 02:36:59 PM 2 pgs
Fees: $13.00 Taxes: $888.00
20200226-0021484

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Erica G. Holland
408 Hill Road
Nashville, TN 37220

SEND TAX BILL TO:
Churchill Mortgage Corp
1749 Mallory Lane
Suite 100
Brentwood, TN 37027

MAP/PARCEL 161-09-0-110.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Fernanda Maruri, unmarried, hereafter called the GRANTOR,** has bargained and sold, and by these presents, does transfer and convey unto **Erica G. Holland, single woman, hereafter called the GRANTEE,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7-B on the Plan of Zone Lot Division of Lots 7 and 8, Section One Brentwood Meadows of record in Plat Book 6250, Page 231, in the Register's Office.

Said Lot No, 7-B fronts a total of 31.0 feet on the Easterly side of Hill Road and runs back 159.5 feet in the Southerly line and 191.9 feet on the Northwesterly line to a line in the rear which measures 109.4 feet thereon.

Being the same property conveyed to Fernanda Maruri by Warranty deed from James P. McMurtry and wife, Melissa J. McMurtry of record in Book 10354, page 279, Register's Office for Davidson County, Tennessee, dated February 19, 1997 and recorded on February 20, 1997.

This is improved property known as: **408 Hill Road, Nashville, Tennessee 37220**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE her heirs and assigns, against the lawful claims of all persons whomsoever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SB-FC-20-408

Possession to be given 24th day of February, 2020.

WITNESS MY HAND on this the 24th day of February, 2020

Fernanda Maruri

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Fernanda Maruri,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 24th day of February, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09.09.23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $240,000.00.

AFFIANT

Subscribed and sworn to before me this the 24th day of February, 2020.

NOTARY PUBLIC

My Commission Expires: 09.09.23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 200041