Karen Johnson Davidson County
Batch# 398327 DEEDWARR
05/11/2020 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,594.70
20200511-0048788

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$431,000.00.**

E Malugen
Affiant

Subscribed and sworn to before me, this 1st day of May, 2020.

Jennifer A Hoffman
Notary Public

My commission expires: 6/19/2023

(Notary Stamp) JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-19-2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Elizabeth A. Malugen	SWBC Mortgage Corp.	072-16-0R-002.00-CO
1516 Hayden Drive	9311 San Pedro #100	
Nashville, TN 37206	San Antonio, TX 78216	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Lori Lynn Nevarez, N/K/A Lori Lynn Folan, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Elizabeth A. Malugen, a single woman

(hereinafter called the "Grantee"), his 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 Unit No. B, Homes at 1516 Hayden Drive, a Horizontal Property Regime with Private Elements, as shown in the Plat of record as Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at 1516 Hayden Drive, of record in Instrument No. 20151112-0114679, 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 Lori Lynn Nevarez, a single woman by Warranty deed from Anthony R. Long, an unmarried person of record in Instrument No. 20181204-0118233 Register's Office for Davidson County, Tennessee, dated November 29, 2018 and recorded on December 04, 2018.

John Folan, Jr., spouse of grantor, hereby joins in the conveyance of subject property, for marital interest , if any.

This is ☐ improved ☐ unimproved property known as **1516 Hayden Drive, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of May, 2020.

Lori Lynn Folan

John Folan, Jr.

STATE OF TENNESSEE
COUNTY OF RUHTERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Lori Lynn Folan and John Folan, Jr., the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st day of May, 2020.

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 20-000131-529

SP 11/2015

True Copy Certification

I, Jennifer Hoffman, do hereby make oath that I am a licensed attorney and/or the 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.

Jennifer A Hoffman
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Patti Robitaille, a notary public for this county and state, Jennifer HOFFMAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti Robitaille
Notary's Signature

My Commission Expires: 3/1/2023
Notary' Seal (if on paper)

