Karen Johnson Davidson County
Batch# 421141 DEEDWARR
06/19/2020 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,624.30
20200619-0065452

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $439,000.00.

Kim Gillespie
Affiant

Subscribed and sworn to before me, this 15th day of June, 2020.

Kayla R Johnson
Notary Public

(Notary Stamp)

My commission expires: 11/21/22

Kayla R Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
John Bisaga and Hallie Bisaga	Quicken Loans	**072-14-0O-002.00-CO**
1619 B Cahal Avenue	1050 Woodward Ave	
Nashville, TN 37206	Detroit, MI 48226	

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,

Amy H. Lavender and Timothy M. Lavender, wife and husband

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

Hallie Bisaga and John Bisaga, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being Unit 1619 B of Cahal Cottages, a Horizontal Property Regime with Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Cahal Cottages of record in Instrument No. 20140520-0043455, amended in Instrument No. 20140521-0043830, Instrument No. 20140521-0043831, Instrument No. 20140521-0043832, Instrument No. 20140521-0043833 and Instrument No. 20150511-0042645 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Amy H. Lavender and Timothy M. Lavender, wife and husband by Warranty Deed from Cottages at Cahal, LLC of record in Instrument No. 20150602-0051191, Register's Office for Davidson County, Tennessee, dated May 08, 2015 and recorded on June 02, 2015. (Value of consideration shown in aforementioned deed $342,700.00.) Being also known as 1619 B Cahal Avenue, Nashville, Tennessee 37206.

This is ☒ improved ☐ unimproved property known as **1619 B Cahal Avenue, 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 all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

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 15th day of June, 2020.

Amy H. Lavender

Timothy M. Lavender

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Amy H. Lavender and Timothy M. Lavender, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/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 15th day of June, 2020.

Notary Public
My Commission Expires: 4/16/21

Danielle Marie Crane
State of Tennessee
Notary Public
Rutherford County

SolomonParks File No. 20-000347-527

SP 11/2015

True Copy Certification

I, Jennifer Pennell, 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, Frances Wymonett Rose, a notary public for this county and state, Jennifer Pennell 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022