Karen Johnson Davidson County
Batch# 424648 DEEDWARR
06/23/2020 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20200623-0067730

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires June 25, 2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cody L. Larriviere	Planet Home Lending, LLC	Parcel ID: 071 14 0 401.00
(NAME) 109 Fern Ave Nashville, TN 37207	(NAME) 321 Research Parkway, Suite 303	
(ADDRESS)	(ADDRESS) Meriden, CT 06450	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, **Umer Usman, unamrried and Juan Miguel Rivera Pecunia, unmarried**, hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **Cody L. Larriviere, a single man**, 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. 3 on the Plan of 107 Fern Avenue of record in Plat at Instrument No. 20140319-0022689, 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 Umer Usman, unmarried and Juan Miguel Rivera Pecunia, unmarried, by Warranty Deed from Jeffrey W. Matthews, unmarried man, of record in Instrument No. 20180827-0084682, in the Register's Office of Davidson County, Tennessee, dated August 23, 2018 and recorded on August 27, 2018.

Being the same property conveyed to Jeffrey W. Mathews, unmarried man, by Warranty Deed from Prime Nashville, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160627-0065488, in the Register's Office of Davidson County, Tennessee, dated June 20, 2016 and recorded on June 27, 2016.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 109 Fern Ave., Nashville, TN 37207

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.

Witness our hands this 19th day of June, 2020

Umer Usman, by Kevin Rogers, his attorney-in-fact

Umer Usman, by Kevin Rogers, his attorney-in-fact

Juan Miguel Rivera Pecunia, by Kevin Rogers, his attorney-in-fact

Juan Miguel Rivera Pecunia, by Kevin Rogers, his attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Kevin Rogers, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Umer Usman and Juan Miguel Rivera Pecunia, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Umer Usman and Juan Miguel Rivera Pecunia, for the purposes therein contained.

Witness my hand and official seal, this the 19th day of June, 2020.

Notary Public

My Commission Expires:

(SEAL)

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

True Copy Certification

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

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY