Karen Johnson Davidson County
Batch# 444754 DEEDWARR
07/28/2020 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,021.20
20200728-0082597

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID No.: |
|---|---|---|
| Lakisha L. Simmons<br>922 General George Patton Road<br>Nashville, TN 37221 | Quicken Loans, LLC<br>P.O. Box 6577<br>Carol Stream, IL 60197 | 142-09-0C-922.00-CO |

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **April Ann Nava, individually and April Ann Nava, as Trustee for the benefit of Joshua Matthew Nava, with full power and authority to sell, transfer, exchange, convey and encumber by Deed of Trust or otherwise, without joinder of the beneficiary and without liability on the part of third persons dealing with her as Trustee**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Lakisha L. Simmons, a single woman**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 922 together with the Carport designated as 922-C of River Plantation, Section Five, Phase One, Lot Two, a Condominium, a Horizontal Property Regime, established by Master Deed of record in Book 5410, Page 248, the Plat of which is of record in Book 5200, Page 257, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Francisco Nava-Aguirre and April A. Nava, by Warranty Deed from James D. Boggs, unmarried, of record on July 20, 2015, at Instrument No. 20150720-0070594, Davidson County Register of Deeds. Further being the same property conveyed to April Ann Nava, Trustee for the benefit of Joshua Matthew Nava, with full power and authority to sell, transfer, exchange, convey and encumber by Deed of Trust or otherwise, without joinder of the beneficiary and without liability on the part of third persons dealing with her as Trustee, by Quitclaim Deed from Francisco Nava-Aguirre, of record on July 11, 2017, at Instrument No. 20170711-0069706, Davidson County Register of Deeds.

This property commonly known as 922 General George Patton Road, Nashville, TN 37221.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 my hand for myself individually, and as Trustee as stated herein,**

**this the** 24TH **day of July, 2020:**

April Ann Nava
**April Ann Nava, individually**

April Ann Nava, as trustee
**April Ann Nava, as Trustee for the benefit of Joshua Matthew Nava**

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **April Ann Nava, as Trustee for the benefit of Joshua Matthew Nava** , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24 day of July, 2020:

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **April Ann Nava,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24 day of July, 2020:

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$276,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 24th DAY OF July, 2020:

Notary Public

My Commission Expires: 3/6/24

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

# True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 1/3/23
Notary' Seal (if on paper)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY