Karen Johnson Davidson County
Batch# 459555 DEEDWARR
08/19/2020 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $839.90
20200819-0093136

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2014

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of July, 2020

Notary Public

Commission Expires: 9/6/2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Inalvys Mercedes Rodriguez-Landin and Dariel Jesus Hernandez Rodriguez 109 Firelight Court Nashville, TN 37013	New Owner	176-05-0B-052.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Jonathon M. Myatt and Elaine D. Myatt, as tenants by the entireties for their joint lives** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Inalvys Mercedes Rodriguez-Landin and Dariel Jesus Hernandez Rodriguez** 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. 147 on the Plan of Hickory Woods Estates, Section C of record in Plat Book 6900, Page 885, 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 Jonathon M. Myatt and Elaine D. Myatt, as tenants by the entireties for their joint lives, by Deed Creating Tenancy by the Entirety from Jonathon M. Myatt and Elaine D. Myatt, a married couple, of record in Instrument No. 20160218-0015513, Register's Office for Davidson County, Tennessee, dated February 05, 2016 and recorded on February 18, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 109 Firelight Court, Nashville, TN 37013

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of July, 2020.

Jonathon M. Myatt

Elaine D. Myatt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jonathon M. Myatt and Elaine D. Myatt** 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.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of July, 2020.

SUSAN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 9/6/2022

(Notary Seal)

True Copy Certification

I, **Milissa Loew**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Milissa Loew

State of **Tennessee**
County of **Davidson**

Personally, appeared before me, **Shelly M Walling,** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Walling

My Commission Expires:

