WARRANTY DEED

Karen Johnson Davidson County
Batch# 468349 **DEEDWARR**
09/02/2020 10:08:03 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20200902-0099689

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~19TH~~ 31ST DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: ~~NOVEMBER 6, 2023~~ 7.20.24
(AFFIX SEAL)

DANIEL HEARD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S Perimeter Park Dr, Suite 214, Nashville, TN 37211

File No.: 2020070165

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brittany Fontana	Brittany Fontana	
(NAME)	(NAME)	
3837 Dubois Dr		059-10-0-190.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTEEN THOUSAND AND NO/100 Dollars ($215,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TISA SMITH, UNMARRIED AND TIFFANY SMITH, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRITTANY FONTANA, AN UNMARRIED WOMAN**, 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(s) 395, as shown on the map entitled Haynes Manor, Section 3, of record in Book 4175, page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to TISA SMITH, UNMARRIED AND TIFFANY SMITH, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from MARTIN L. ESPINOSA AND RENITA J. WEEMS, HUSBAND AND WIFE, of record as Instrument No. 20050803-0091158, dated July 29, 2005, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3837 Dubois Dr, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Executed by our hands this 31st day of August, 2020.

Tisa Smith

Tiffany Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Maxine J. Rucker, a notary for the above State and County, personally appeared TISA SMITH AND TIFFANY SMITH, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 31st day of August 2020

Notary Public

My Commission Expires: _____

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023