Karen Johnson Davidson County
Batch# 481258 DEEDWARR
09/23/2020 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $947.20
20200923-0108981

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $256,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 10th day of September, 2020.

NOTARY PUBLIC

My commission expires: 4-13-22

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Elizabeth J. Oeser	Elizabeth J. Oeser	097-02-0A-512.00 CO
(NAME)	(NAME)	
1104 Chickadee Circle	1104 Chickadee Cr.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Lori Alyce Jago, Trustee of the Lori A. Jago Revocable Living Trust, dated February 25, 2019,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Elizabeth J. Oeser**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 512, as shown on the map entitled Villages of Riverwood Section One Phase 6C, of record in Instrument No. 20160129-0008909, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LORI ALYCE JAGO, A SINGLE WOMAN, by deed from BEAZER HOMES CORP., A TENNESSEE CORPORATION, of record in Instrument No. 20160725-0076192, dated July 21, 2016, said Register's Office. Being further conveyed to LORI ALCYE JAGO, TRUSTEE OF THE LORI A. JAGO REVOCABLE LIVING TRUST DATED FEBRUARY 25, 2019, by quitclaim deed from LORI ALYCE JAGO, of record in Instrument No. 20190403-0030230, dated February 25, 2019, said Register's Office.

This property is __unimproved _X_improved property known as: 3123 Cedar Cottage Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

of the Register of Deeds where the real property is situated.

Witness our hands this 10th day of September, 2020.

Lori A. Jago Revocable Living Trust, dated February 25, 2019

BY: Lori Alyce Jago, Trustee
Lori Alyce Jago, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lori Alyce Jago, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Trustee of the Lori A. Jago Revocable Living Trust, dated February 25, 2019, and in her capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of September, 2020.

Notary Public
My Commission Expires: 4/20/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY