WARRANTY DEED

Karen Johnson Davidson County
Batch# 519425 DEEDWARR
11/20/2020 10:31:12 AM 2 pgs
Fees: $13.00 Taxes: $1,072.63

20201120-0136703

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Affiant

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JUNE 3, 2023

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/5/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Jacob Biles	NEW OWNER	096 05 0 040.00
(NAME)	(NAME)	
237 Cumberland Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Jessica Eve Green Machado and Paulo Estevao Fernandes Machado, wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **William Jacob Biles and Stephanie Biles, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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 part of Lot No. 55 and 56, on the Plan of Bluefields, of record in Plat Book 843, Page 34, in the Register's Office for Davidson County, Tennessee, and described according to a survey by George W. Watkins, Surveyor, dated May 26, 1959, and is more particularly described as follows:

Beginning at a point in the margin of Cumberland Circle, said point being 35 feet east of the original lot line as shown on the Plat in Book 843, Page 34, Register's Office for said County; thence N. 4 degrees 50' E., 163.5 feet to an iron pin; thence S. 63 degrees E., 75 feet to an iron pin; thence S, 28 degrees 40' W., 184 feet to an iron pin in the easterly margin of Cumberland Circle; thence southeasterly around a slight curve in the margin of said Cumberland Circle 149.1 feet to the point of beginning.

Being the same property conveyed to Jessica Green and Paulo Estavao Fernandes Machado, wife and husband by Warranty Deed from Athena J. Gosnell and Robert D. Gosnell, wife and husband, dated 04/04/2016 and recorded 04/19/2016, of record in Instrument 201604190037762, Register's Office for Davidson County, Tennessee.

The said Jessica Green, being one and the same person, is now known as Jessica Even Green Machado.

Subject To all matters shown on the plat of record in Plat Book 843, Page 34, in the Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 237 Cumberland Circle, Nashville, TN 37214

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 18th day of November, 2020.

Jessica Eve Green Machado

Jessica Eve Green Machado

Paulo Estevao Fernandes Machado

Paulo Estevao Fernandes Machado

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 **Jessica Eve Green Machado and Paulo Estevao Fernandes Machado**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of November, 2020.

Tracey Trumphour

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 993809
Warranty Deed TN