WARRANTY DEED

Karen Johnson Davidson County
Batch# 535812 **DEEDWARR**
12/16/2020 11:42:39 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20201216-0148581

DAVID GANT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of ~~Rutherford~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2020

Notary Public

MY COMMISSION EXPIRES: Mar 6, 2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Nickolai	New American Funding	172-10-C-031CO
(NAME)	(NAME)	
3301 Harriett Park Drive	14511 Myford Rd #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Tustin, CA 92780	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Randolph Navarro and Susan Navarro, husband and wife ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew Nickolai unmarried,** 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:

BEING Lot No. 31, as shown on the Final Plat of Parkside Subdivision, as shown by plat of record in Instrument #20140613-0051708, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Randolph Navarro and Susan Navarro, husband and wife by deed from Regent Homes, LLC, dated 4-22-16 of record in Instrument #20160426-0040592 Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 3301 Harriett Park Drive, Nashville, TN 37211
(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 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.

Witness our hands this 15th day of December, 2020.

Randolph Navarro

Susan Navarro

State of Tennessee
County of Rutherford

Personally appeared before me Randolph Navarro and Susan Navarro, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of December, 2020.

Notary Public Judy Reed
My Commission Expires: 11.20.21

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 2091