Karen Johnson Davidson County
Batch# 536112 DEEDWARR
12/16/2020 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,178.45
20201216-0148966

WARRANTY DEED

When recorded, return to:
Momentum Title, LLC
1704 Charlotte Ave #105
Nashville, TN 37203
File #: S-9560-12L

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2020.

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

MY COMMISSION EXPIRES: 10/23/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ryan Rocha and Amanda Birt	Nations Reliable Lending	108-04-0A-074.00
(NAME)	(NAME)	
9703 Scenic Bluff Drive	4400 Post Oak Pkwy Suite 1000	
(ADDRESS)	(ADDRESS)	
Austin, TX 78733	Houston, TX 77027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I, **Nestor Figueroa, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ryan Rocha, an unmarried man and Amanda Birt, a married woman, as joint tenants with the right of survivorship**, 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. 19 on the Plan of Villages of Larchwood, Phase II Section 2 of record in Plat Book 9700, Page 530 and revised in Plat Book 9700, Page 627, Register's Office for said County, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Philip Earl Autry, an unmarried man, By Warranty Deed from Sheila D. Keeton, an unmarried woman dated October 29, 2019 recorded November 04, 2019, of record as Instrument No. 20191104-0113469 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Philip Earl Autry, an unmarried man and Nestor Figueroa, an unmarried man, as joint tenants with the right of survivorship, by Quitclaim Deed from Philip Earl Autry, an unmarried man dated November 26, 2019 recorded January 08, 2020, of record as Instrument No. 20200108-0002816 Register's Office for Davidson County, Tennessee. The said Philip Earl Autry having since died, leaving property vested solely in Nestor Figueroa.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d)all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 209 Fitzpatrick Place, Nashville, TN 37214

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 my hand this 15th day of December, 2020.

Nestor Figueroa

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Nestor Figueroa, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of December, 2020.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Notary Public

My Commission Expires:

(SEAL)

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

