When recorded, return to:
Solomon Parks Title & Escrow
305 Indian Lake Boulevard #B
Hendersonville, TN 37075
File Number: _____

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 564996 DEEDWARR
02/01/2021 11:34:30 AM 4 pgs
Fees: $23.00 Taxes: $2,886.00
20210201-0014119

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$780,000.00**.

Affiant

Subscribed and sworn to before me, this the 29th day of January, 2021.

Notary Public
My Commission Expires: 4-17-23

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Carl Brian Ferguson Lindsay Val Ferguson 910 Woodmont Boulevard Nashville, TN 37204	Carl Brian Ferguson Lindsay Val Ferguson 910 Woodmont Boulevard Nashville, TN 37204	118 10 0 078.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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,

Angela C. Pacheco, an unmarried woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Carl Brian Ferguson and Lindsay Val Ferguson, husband and wife, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT "A"

This is improved property located at: **910 Woodmont Boulevard, Nashville, TN 37204.**

This conveyance is made subject to 1) Property taxes for the year **2021**, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of January, 2021.

GRANTOR:

Angela C Pacheco

Angela C. Pacheco

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Angela C. Pacheco, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of January, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

EXHIBIT "A"
LEGAL DESCRIPTION

The Easterly triangular part of Lot 47, Woodmont Boulevard Section of Marengo Park, as shown on plat of record in Plat Book 1130, Page 2, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property, and being more particularly described as follows:

Beginning at an iron pin in the North margin of Woodmont Boulevard, 126 feet East of the center line of Brown's creek; thence North 17 deg. East 448.6 feet to an iron pipe in the South line of the Old Glendale Carline right-of-way, now abandoned; thence South 2 deg. 57' West along the line between Lots Nos. 47 and 48, 439.8 feet to an iron pin in the North margin of Woodmont Boulevard; thence with the margin of said Boulevard North 84 deg. 23' West 109 feet to the point of beginning.

Being the same property conveyed to Angela C. Pacheco, unmarried woman, by Warranty Deed from Shonda Marie York, and husband Eric V. Lindahl, of record in Instrument No. 20171102-0112515, in the Register's Office of Davidson County, Tennessee, dated October 31, 2017 and recorded on November 02, 2017.

202102010014119

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-3-23

Notary's Seal (If on paper)

J. CARLA IKARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY