WARRANTY DEED

OLIVIA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson
Batch# 570808
02/09/2021 10:10:33 AM
Fees: $13.00 Taxes: $1,702.00

Davidson County
DEEDWARR
2 pgs

20210209-0018334

THIS INSTRUMENT WAS PREPARED BY
Olivia Pedigo, McMichael & Gray, P.C., 22 Century Blvd, Suite 450, Nashville, TN 37214

File No.: TN-NAS-210032-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Peter Fornell, an unmarried person	NEW OWNER	082-08-0-135.00
(NAME)	(NAME)	
930 W Eastland		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **JESSICA CHALET COMELLAS-BAKER AND MARK A. BAKER, JOINT TENANTS BY THE ENTIRETY,**HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PETER FORNELL AND PETER GRIFFIN OSKAR FORNELL, BOTH UNMARRIED, ASTENANTS IN COMMON WITH RIGHT TO 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 parts of Lots No. 5 and 6 on the Plan of J. R. Love's Subdivision of The Messengale Tract of record in Plat Book 547, Page 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Southerly margin of Cleveland Street at the corner of Lots 4 and 5; thence leaving said Street, Southerly along the Westerly line of the property conveyed to S. C. Owen and wife, by deed of record in Book 774, page 247, 160 feet more or less to the Northeast corner of the property conveyed to Nashville Housing Authority, by deed of record in Book 3615, page 419, said Register's Office; thence along the Northerly line of the Housing Authority's property, Westerly 50 feet to a point in the Westerly line of the property conveyed to L. W. Rizor, by deed from S. J. Youree and wife, as of record in Book 805, page 312; thence with said line, Northerly 161 feet more or less to a point in the Southerly margin of Cleveland Street, being a corner of Lots 5 and 6 on said Plan; thence with the margin of said Street, Easterly 50 feet to the point of beginning.

Being the same property conveyed to Jack Lunn and Julie Lunn, husband and wife by Warranty deed from Michael Grant and Ernest McClain of record in Instrument No. 20130506-0045291 Register's Office for Davidson County, Tennessee, dated April 26, 2013 and recorded on May 06, 2013. (Value of consideration shown in aforementioned deed $245,000.00.)

Being the same property conveyed to Jessica Chalet Comellas-Baker and Mark A. Baker, joint tenants by the entirety by Warranty deed from Jack Lunn and Julie Lunn, husband and wife of record in Instrument No. 20190712-0067932 Register's Office for Davidson County, Tennessee, dated July 11, 2019 and recorded on July 12, 2019. Being also known as 930 W Eastland Nashville, Tennessee 37206.

unimproved ☐
This is improved ☒ property, known as 930 W Eastland, Nashville, TN 37206
(House No.) (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 5th day of February, 2021

Mark A Baker

Jessica Chalet Comellas-Baker

STATE OF TENNESSEE
COUNTY OF Davidson

On this 5th day of February, 2021, before me personally appeared Jessica Chalet Comellas-Baker and Mark A. Baker, to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 5th day of February, 2021.

Commission Expires: _____

OLIVIA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public