Karen Johnson Davidson County
Batch# 583580 DEEDWARR
03/03/2021 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210303-0027725

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Jessica Greene
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2021.

Jennifer A Hoffman
Notary Public

MY COMMISSION EXPIRES: 6/19/2023
(AFFIX SEAL)

JENNIFER A HOFFMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 06-19-2023

Y-SB-VRES-21-2600

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jessica Michelle Greene	Broker Solutions, Inc d/b/a New American Funding	
(NAME) **2600 Aspen Dr**	(NAME) P.O. Box 650076	**081-06-0-075.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) Dallas, TX 75265-0076	
(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 consideration, the receipt of which is hereby acknowledged, **JOSHUA FOLSOM AND STEPHANIE FOLSOM, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA MICHELLE GREENE, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson county, State of Tennessee, described as follows:

Being Lot Number 41 on the Plan of Cumberland Gardens, Section Five, as of record in Book 3300, Page 37, Register's Office for said county. Beginning at a point in the North margin of Aspen Drive, at the common corner of Lot Numbers 40 And 41, thence with the line between said Lots, Northerly 90 feet to a corner to Lot Number 42, thence with the line between Lots 41 and 42, Easterly 70.2 feet to the West margin of Salem Mason Drive, thence with the margin of the same Southerly 51.1 feet to the beginning Of a curve, thence around said curve, Southwesterly 39.27 feet to the North margin of Aspen Drive, thence with the margin of same, Westerly 40 feet to the point of beginning.

Being the same property conveyed to Amanda Dean, Trustee, of The 2600 Aspen Drive Trust by Warranty Deed from Joe Lucious Fitzgerald of record in Instrument No. 20150507-0041722 Register's Office for Davidson County, Tennessee, dated May 06, 2015 and recorded on May 07, 2015.

Being the same property conveyed to Joshua Folsom and Stephanie Folsom, husband and wife by Warranty deed from Amanda Dean, Trustee, of The 2600 Aspen Drive Trust of record in Instrument No. 20200103-0000733 Register's Office for Davidson County, Tennessee, dated January 02, 2020 and recorded on January 03, 2020.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 37, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3340, Page 125, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2600 Aspen Dr, Nashville, Tennessee 37208**.

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), their heirs and 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), 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/our hand(s) this the 26th DAY OF FEBRUARY, 2021.

Joshua Folsom

Stephanie Folsom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 26th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 26th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

True Copy Certification

I, Jennifer Hoffman, 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.

Jennifer A Hoffman
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Patti Robitaille, a notary public for this county and state, Jennifer HOFFMAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti Robitaille
Notary's Signature

My Commission Expires: 3/1/2023
Notary' Seal (if on paper)

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY