Karen Johnson Davidson County
Batch# 617408 DEEDWARR
04/19/2021 09:26:30 AM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20210419-0051691

	STATE OF ~~TENNESSEE~~ Utah COUNTY OF ~~Davidson~~ Salt Lake The actual consideration or value, whichever is greater, for this transfer is $280,000.00 Affiant Subscribed and sworn to before me, this 15th day of April, 2021. Notary Public My commission expires: 01/28/2023 NOTARY PUBLIC MARIO RIVADENEIRA COMM. # 704131 COMMISSION EXPIRES JANUARY 28, 2023 STATE OF UTAH

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jemina Estrada	NEW OWNER	**13607004100**
161 Timber Ridge Drive		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Glen G. Kavanagh, unmarried man and Samantha Abish Kavanagh, unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jemina Estrada, unmarried woman

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. 60, on the Plan of Section Two, Priest Lake Park, of record in Plat Book 4175, Pages 56-58, inclusive, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Glen G. Kavanagh and wife, Samantha Abish Kavanagh, by Quitclaim Deed from Glen G. Kavanagh, married, dated October 25, 2016, of record in Instrument No. 20161102-0115715, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 161 Timber Ridge Drive, Nashville, TN 37217.

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 in 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.

_____ Date: 4-15-2021
Glen G. Kavanagh

STATE OF Utah

COUNTY OF Salt Lake

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

Witness my hand, at office, this 15th day of April, 2021.

NOTARY PUBLIC
MARIO RIVADENEIRA
COMM. # 704131
COMMISSION EXPIRES
JANUARY 28, 2023
STATE OF UTAH

_____
NOTARY PUBLIC

My Commission Expires: 01/28/2023

Samantha Abish Kavanagh Date: 4.14.2021

STATE OF Utah

COUNTY OF Salt Lake

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

Witness my hand, at office, this 14th day of April, 2021.

NOTARY PUBLIC
MATTHEW BROWN GILES
COMM. # 715993
MY COMMISSION EXPIRES
JANUARY 6, 2025
STATE OF UTAH

Matthew Giles, Matthew Brown Giles.
NOTARY PUBLIC

My Commission Expires: 01-06-2025.

True Copy Certification

I, Russell J. McCann, 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, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021