Karen Johnson Davidson County
Batch# 621252 DEEDWARR
04/22/2021 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $3,141.30
20210422-0054328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $849,000.00.

Yvonne Hall
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF April, 2021

Brandy Gomaz
NOTARY PUBLIC

My Commission Expires: 7-5-21

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 424 Church Street, Suite 1750, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ijagha Eme and Maria Lynes 121 Fern Avenue Nashville, TN 37207	Ijagha Eme and Maria Lynes 121 Fern Avenue Nashville, TN 37207	071-14-0-005.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

STEPHEN M. THERRIEN, UNMARRIED

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

IJAGHA EME AND MARIA LYNES, HUSBAND AND WIFE

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 31, as shown on the map entitled the Plan of Weakley and Dodd's Subdivision, of record in Plat Book 57, page 126, Register's Office for Davidson County, Tennessee, superseded and replaced by subdivision of Lots 31, 32 and 33 of the Weakley's and Dodd's Subdivision of record in Plat Book 6050, page 581,Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to STEPHEN M. THERRIEN, by deed from HEITHCOCK CONSTRUCTION LLC,, of record in Instrument No. 20190722-0071813, dated July 19, 2019, said Register's Office.

This improved property is known as 121 Fern Avenue, Nashville, TN 37207.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 20 day of April, 2021.

Stephen M. Therrien

State of Tennessee)
County of Knox)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Stephen M. Therrien, 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 at office, this 20 day of April, 2021.

Morgan Lynn Hendrieth
Notary Public

My commission expires: 01/04/2025

MORGAN LYNN HENDRIETH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 01/04/2025
COUNTY OF KNOX

True Copy Certification

I, Brandy Gomaz, do hereby make oath that I am 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.

Brandy Gomaz

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Melissa Foster, a notary public for this county and state, Brandy Gomaz, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa Ann Foster

Notary's Signature

My Commission Expires: 10/2/2023

Notary' Seal (if on paper)

