Karen Johnson Davidson County
Batch# 632161 DEEDWARR
05/10/2021 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,354.20
20210510-0062451

WARRANTY DEED

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 11-27-2023

File No. TR-21-609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $366,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2021

Notary Public

MY COMMISSION EXPIRES: 11/27/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Fuson and Cheyanne Colip	Reliant Bank	
(NAME)	(NAME)	
908 Cahal Avenue	PO Box 340	072-09-0-368.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Lakewood NJ 08701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Hannah Catherine Cole McGrew and Agustin Luis Figueroa, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel J. Fuson, a single man and Cheyanne N. Colip, a single woman, as tenants in common with right of survivorship**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The Land hereinafter referred to is situated in the city of Nashville, County of Davidson, State of TN, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 88 and the West 1/2 of Lot No 87 on the Plan of Springdale Subdivision of record in Plat Book 974, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot and Part of Said lot adjoin and front together 75 feet on the southerly side of West Cahal Avenue and run back between parallel lines 157.5 feet to a dead line.

Being the same property conveyed to Agustin Luis Figueroa Olivares and Hannah Catherine Cole McGrew, husband and wife by Warranty deed from Claire E. Grecco, unmarried woman of record in Instrument No. 20180820-0082026 Register's Office for Davidson County, Tennessee, dated August 17, 2018 and recorded on August 20, 2018.

Being the same property conveyed to Agustin Luis Figueroa and Hannah Catherine Cole Mcgrew, husband and wife by Quitclaim deed from Agustin Luis Figueroa Who acquired title as Agustin Luis Figueroa Olivares and Hannah Catherine Cole McGrew, husband and wife of record in Instrument No. 20210208-0017805 Register's Office for Davidson County, Tennessee, dated January 25, 2021 and recorded on February 08, 2021.

Being also known as 908 Cahal Avenue Nashville, Tennessee 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 3rd day of May, 2021.

Hannah Catherine Cole McGrew

Agustin Figueroa

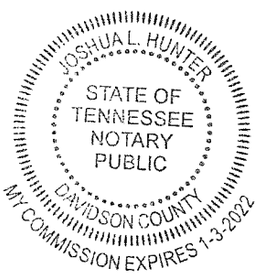
Agustin Luis Figueroa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of May, 2021, before me personally appeared Hannah Catherine Cole McGrew and Agustin Luis Figueroa, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of May, 2021.

Notary Signature
My commission expires:



TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

