Karen Johnson Davidson County
Batch# 636713 DEEDWARR
05/14/2021 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20210514-0065378

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $420,000

Kristin James
Affiant Signature

Subscribed and sworn to before me on this the 5 Day of 5, 2021

Notary Public

My Commission expires 5/7/24

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Christopher Chase Pinkalla
787 Myhr Dr
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 15008000200

WARRANTY DEED

21NT00994

Effective the 5 Day of May, 2021 and 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,

Julio Monlina and Teresa Ortega, Husband and Wife

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

Christopher Chase Pinkalla, a married man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

The following described real estate in Davidson County, Tennessee:

Being land in Davidson County, Tennessee, also referenced as Lot No. 314 on the Plan of Section 3 and Resubdivision of Lot 246, Harpeth Valley Park, Section 2, of record in Plat Book 4175, Page 15, Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Julio Molina and wife, Teresa Ortega, by Warranty Deed from Kim Hale, Agent for Greater Nashville Regional Council, Public Guardianship Program for the Elderly, and Guardian for Ward Kenneth R. Brisbin, dated 11/06/2020 and recorded 12/02/2020 as Instrument No. 20201202-0140145; as corrected by Scrivener's Affidavit recorded on 03/18/2021 as Instrument No. 20210318-0036130, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 787 Myhr Dr, Nashville, TN 37221

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, expect 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 all 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 the 5th day of May, 2021

Julio Molina

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Julio Molina**, the within named bargainer, 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.

Notary Public

My commission expires: 3/3/2025

DELANA R. STEVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Teresa Ortega

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Teresa Ortega,** the within named bargainer, 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.

Notary Public

My commission expires: 3/3/2025

DELANA R. STEVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024