RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115753

Karen Johnson Davidson County
Batch# 654365 DEEDWARR
06/10/2021 01:43:30 PM 2 pgs
Fees: $13.00 Taxes: $1,117.40
20210610-0078434

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2021.

NOTARY PUBLIC

My commission expires: 10.20.2024

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Cornejo-Nell and Hannah Cornejo-Nell 235 Emery Drive Nashville, TN 37214	UWM, LLC 585 South Blvd. E Pontiac, MI 48341	09512009900

FOR AND IN CONSIDERATION of the sum of Three Hundred Two Thousand and 00/100 Dollars ($302,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ANA BAGOLI ROBARDS, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MELISSA CORNEJO-NELL AND HANNAH CORNEJO-NELL, A MARRIED COUPLE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 21 on the Plan of Lakeland, as of record in Plat Book 2133, Page 15, Register's Office for Davidson County, Tennessee and further described as follows:

Beginning on the Easterly margin of Emery Drive at the corner of Lot Nos. 20 and 21; thence with the line between said two lots Eastwardly 211.8 feet; thence South 3 degrees 25 minutes West, 82 feet to the Northerly margin of Lakeland Drive; thence with said Drive Westwardly 191.7 feet to the beginning of a curve; thence around said curve with a radius of 25 feet Northwestwardly 39.3 feet to the Easterly margin of Emery Drive; thence with said Drive Northwardly 104.1 feet to the beginning.

Being the same property conveyed to Ana Bagoli Robards, unmarried by Warranty deed from Melvin O. O'Brien and Judy Partlow, Co-Executors of the Estate of Carrie Belle Sweeney of record in Instrument No. 20130520-0050683 Register's Office for Davidson County, Tennessee, dated May 15, 2013 and recorded on May 20, 2013. (Value of consideration shown in aforementioned deed $85,000.00.)

The address of the herein described property is believed to be 235 Emery Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 2nd day of June, 2021.

ANA BAGOLI ROBARDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Ana Bagoli Robards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 2nd day of June, 2021.

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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: Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public of Bakersville and state, Yvette Meldrum who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-13-25

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 13, 2025