Karen Johnson Davidson County
Batch# 670759 DEEDWARR
07/02/2021 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $3,274.50
20210702-0090150

ADDRESS NEW OWNERS and
SEND TAX BILLS:
JP MORGAN CHASE BANK
300 SOUTH GRAND AVENUE
LOS ANGELES, CA 90071

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
091-15-0-310.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, STEPHEN P. FEAGA, JR., and wife, ERIN L. FEAGA,, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to ELIZABETH FORD BARRY, a married woman, and MATTHEW LOUIS BARRY, her husband, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 703 of Block 32 on the plan of Charlotte Park Addition to West Nashville of record in Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephen P. Feaga, Jr. and Erin L. Feaga, husband and wife, by Warranty Deed from Peter L. Duncanson and wife, Cynthia K. Duncanson, dated June 30, 2011, and recorded July 6, 2011, in Instrument No. 20110706-0051790, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 4802 Dakota Ave., Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and

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ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 30 day of June, 2021.

Stephen P. Feaga Jr.
STEPHEN P. FEAGA, JR.

Erin L. Feaga
ERIN L. FEAGA

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, STEPHEN P. FEAGA, JR. and ERIN L. FEAGA, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30 day of June, 2021.

NOTARY PUBLIC

My Commission Expires: 3-25-25

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $885,000.00.

Erin L. Feaga
AFFIANT

Subscribed to and sworn before me, this the 30 day of June, 2021.

NOTARY PUBLIC

My Commission Expires: 3-25-25

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/2/2021 (date of document).

Affiant Signature

7/2/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2nd day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
EXPIRES MAY 5, 2025

NOTARY'S SEAL

202107020090150