Karen Johnson Davidson County
Batch# 683597 DEEDWARR
07/26/2021 01:09:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210726-0099986

WHEN RECOREDED MAIL TO:
1900 SOUTH STATE COLLEGE BLVD. SUITE 200
ANAHEIM, CA 92806

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHELE M. JARNAGIN	MICHELE M. JARNAGIN	114080C14000CO
7277 CHARLOTTE PIKE, #325 NASHVILLE, TN 37209	7277 CHARLOTTE PIKE, #325 NASHVILLE, TN 37209	

For good consideration, I (We) **MICHELE M. JARNAGIN WHO ERRONEOUSLY ACQUIRED TITLE AS MICHELLE M. JARNAGIN, SINGLE WOMAN** whose mailing address is 7277 CHARLOTTE PIKE, #325, NASHVILLE, TN 37209, hereby bargain, deed and convey to **MICHELE M. JARNAGIN, SINGLE WOMAN** whose mailing address is 7277 CHARLOTTE PIKE, #325, NASHVILLE, TN 37209, the following described land in DAVIDSON County, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same property conveyed to Michelle M. Jarnagin, single woman by Warranty Deed from Sepideh C. Khansari, unmarried, dated December 5, 2019, recorded on January 6, 2020 as Instrument 20200106-0001326.

APN: 114080C14000CO

Property Address: 7277 CHARLOTTE PIKE, #325, NASHVILLE, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 30th day of April

MICHELE M. JARNAGIN

STATE OF)
) SS.
COUNTY OF)

On this 30th day of April 2021, before me personally appeared **MICHELE M. JARNAGIN** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

LYNN E SLUSHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 5/9/2023

Notary Public
My Commission Expires: May 9, 2023

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ Ø, which amount is equal to or greater than the amount which the property transferred would command at a ~~fair~~ voluntary audit.

Michele J

Signature of Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 30th day of April, 2021.

Lynn E. Slusher

Notary Public
My Commission Expires:

LYNN E SLUSHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 5/9/2023

Name and address for person(s) responsible for taxes:
MICHELE M. JARNAGIN
7277 CHARLOTTE PIKE, #325
NASHVILLE, TN 37209

Name and Address of property owner:
MICHELE M. JARNAGIN
7277 CHARLOTTE PIKE, #325
NASHVILLE, TN 37209

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 136, West Park, Phase 3, as shown on plat of record in Instrument No. 20060202-0012968, and as shown on Second Supplement to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Tennessee Certification of Electronic Document

I, Cindy Robles, 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 April 30, 2021 (date of document).

Cindy Robles
Affiant Signature

7/20/2021
Date

State of California

County of Orange

Sworn to and subscribed before me this 20th day of July, 2021.

CARMEN HEADWORTH
Notary Public - California
Los Angeles County
Commission # 2308828
My Comm. Expires Nov 10, 2023

Notary's Signature

MY COMMISSION EXPIRES: 11/10/2023

NOTARY'S SEAL