Karen Johnson Davidson County
Batch# 715382 DEEDWARR
09/14/2021 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20210914-0123013

Name and Address of New Owner:
Cara E. Pascarella
1329A Pennock Avenue
Nashville, TN 37207

Send Tax Bills To:
NOVUS HOME MORTGAGE
20935 SWENSON DR, STE 420
WAUKESHA, WI 53186

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 07115017700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Megan Fletcher, unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cara E. Pascarella, Married Woman**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of Highland Land Company's subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 248 fronts 25 feet on the Easterly side of Pennock Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Megan Fletcher, unmarried woman from Southern Spaces, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated 12/28/2017 and recorded 01/02/2018 in Instrument No. 20180102-0000593, Register's Office of said County.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of September, 2021.

Megan Fletcher (SEAL)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

On this 8th day of September, 2021, before me personally appeared Megan Fletcher, 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 8th day of September, 2021.

Notary Signature
My commission expires: 9/21/24

JONATHAN RHYNE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-21-2024

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $650,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE cnc
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Sworn to and subscribed before me this 8th day of September, 2021.

Notary Signature
My commission expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

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 09/10/2024 (date ~~of document~~).

Affiant Signature

09/10/2024
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 10th day of September, 2024.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025