Karen Johnson Davidson County
Batch# 999531 DEEDWARR
05/04/2023 10 37 56 AM 2 pgs
Fees' $13 00 Taxes $1,517 00
20230504-0033147

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $410,000 00

Affiant

Subscribed and sworn to before me, this 2nd day of May, 2023

Notary Public

My commission expires 1-8-24

(Notary Stamp)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To	Map-Parcel Numbers
Matthew Elio Diaz	**New Owner**	**119-11-0-081 00**
2820 Mashburn Road		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jeremy D Bagge and Jessica Ellen Bagge, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Elio Diaz, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot No 94 on the Plan of Mashburn Heights of record in Plat Book 1835, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said Lot No 94 which is a corner lot, fronts 82 feet on the southerly margin of Ennis Road and fronts 84 0 feet on the southeasterly margin of Mashburn Road, said frontages being joined by a curve having a length of 36 1 feet, and extends back 187 6 feet on the southwesterly line and 182 4 feet on the easterly line to a point of intersection

Being the same property conveyed to Jeremy D Bagge, an unmarried man, by Warranty Deed from Margaret Francescon, a single person, dated July 21, 2006, of record in Instrument No 20060724-0089014, Register's Office for Davidson County, Tennessee Said property being further conveyed to Jeremy D Bagge and Jessica Ellen Bagge, husband and wife, by Quitclaim Deed from Jeremy D Bagge, a married man, dated April 26, 2013, of record in Instrument No 20130509-0046786, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee Subsequent taxes are assumed by the Grantees
b This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 1835, Page 1, Register's Office for Davidson County, Tennessee Restrictive covenants contained in an instrument of record in Book 1785, Page 133 and Book 1850, Page 439, Register's Office for Davidson County, Tennessee Sewer and Drainage Easement to Metropolitan Government of Nashville and Davidson County of record in Book 4365, Page 388, in the Register's Office for Davidson County, Tennessee
c All other easements and restrictions of record

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

This is improved property known as 2820 Mashburn Road, Nashville, TN 37210

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 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, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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 my/our hand(s) this 2nd day of May, 2023

Jeremy D Bagge

Jessica Ellen Bagge

STATE OF GA
COUNTY OF Clarke

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Jeremy D. Bagge and Jessica Ellen Bagge,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 2nd day of May, 2023

Notary Signature
My commission expires

File # 22-609
RECORD & RETURN TO
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

KIMBERLY SIMONS CARTER
NOTARY
EXPIRES
GEORGIA
08/24/2024
PUBLIC
OGLETHORPE COUNTY