WARRANTY DEED

Karen Johnson Davidson County
Batch# 1004260 DEEDWARR
05/17/2023 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20230517-0036914

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-30-2023

(AFFIX SEAL)

CHERYL M ROBERTS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole Talley	New Owner	
(NAME) 3519 Geneva Circle	(NAME) 3519 Geneva Circle	09205008200
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Gregory Minaya, Executor of the Estate of Ernest N. Minaya** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicole Talley** , HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 115 on the Plan of College Hill, Section V, as of record in Book 2900, Page 42, Register's Office for said County. Said lot fronts 100 feet on the westerly side of Geneva Circle and runs back 146.3 feet on the northerly line and 122.1 feet on the southerly line to a dead line in the rear onwhich it measures 148 feet.

Being the same property conveyed to Ernest N. Minaya, unmarried, by virtue of that certain Quit Claim Deed dated July 6, 2016, and being of record at Instrument No. 20160712-0071233 in the Register's Office of Davidson County, Tennessee. Ernest N. Minaya having since died March 11, 2023.

Being the same property previously conveyed to Ernest N. Minaya by virtue of Affidavit of Heirship dated December 30, 1899 at Instrument No. 20150126-0007423 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved unimproved x property, known as 3519 Geneva Cir Nashville, TN 37209
(House Number) (Street) (P.O Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 16th day of May, 2023.

Gregory Minaya, Executor of the Estate of Ernest N. Minaya

Gregory Minaya Executor

By: Gregory Minaya, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, GREGORY MINAYA, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executor of the Estate of Ernest N. Minaya and is authorized by the Estate of Ernest N. Minaya, to execute this instrument on behalf of the Estate of Ernest N. Minaya.

WITNESS my hand and official seal at office this 16th day of May, 2023.

Notary Public

My Commission Expires: 1-6-25

CARL ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 May 16, 2023.

Affiant Signature

5/16/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 day of May, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026