Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-23-2021

Karen Johnson Davidson County
Batch# 1048807 DEEDWARR
09/12/2023 10 31.38 AM 2 pgs
Fees $13 00 Taxes $1,036 00
20230912-0071498

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me this 7th day of September, 2023.

Notary Public
My Commission Expires 7-7-25

CANDIS A. THORNTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2025
DAVIDSON COUNTY

2023-328

Address of New Owner:	Send Tax Bills to:	Tax Information:
Bisayo Atolagbe and Olufemi Olujide	new owner	
2021 Pinecrest Drive	2 Harkness Cir	162-09-0D-011.00-CO
Nashville, TN, 37211	Hayward, CA 94542	

WARRANTY DEED

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

Jessica L. Fleener, a single woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Bisayo Atolagbe and Olufemi Olujide, wife and husband

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, Being Unit No. 11, Pinecrest Townhomes, A Planned Unit Development, as shown in Exhibit A-2 of Declaration of Covenants, Conditions and Restrictions Establishing the Pinecrest Townhomes a Planned Unit Development recorded at Instrument Number 20081230-0123641 and amended at Instrument Number 20120328-0026540, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jessica L. Fleener, a single woman and Ronald A. Placone, a single man as tenants in common with rights of survivorship by Special Warranty deed from JD Eatherly, married of record in Instrument No. 20150615-0056278 Register's Office for Davidson County, Tennessee, dated June 10, 2015 and recorded on June 15, 2015.

Being the same property conveyed to Jessica L. Fleener, a single woman by Quitclaim Deed from Jessica L. Fleener, a single woman and Ronald A. Placone, a single man of record in Instrument No. 20200225-0020477 Register's Office for Davidson County, Tennessee, dated February 06, 2020 and recorded on February 25, 2020.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2021 Pinecrest Drive, Nashville, TN 37211.**

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 our hands this 7th day of September, 2023.

Jessica L. Fleener

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jessica L. Fleener, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of September, 2023.

Notary Public – D. Shayne Adair
My Commission Expires 06/14/2026

