Karen Johnson Davidson County
Batch# 1067463 DEEDWARR
11/01/2023 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20231101-0085650

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/2/25
(AFFIX SEAL)

DANA MICHELLE WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jared Utz and Makameh Salehi	JPMorgan Chase Bank NA	Parcel ID: 071 04 0 209.00
(NAME) 4 Cherub Ct	(NAME) 3415 Vision Drive	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Columbus, OH 43219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ila Eisenga and Henry Eisenga, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jared Utz and Makameh Salehi a married couple**, 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, and being all of Lot No. 347, Final Plan of Joywood Heights, Section IIA, according to survey and plat of same appearing of record in Book 1424, page 20, in the Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Ila Eisenga, married from Lisa L. Eisenga (f.k.a Lisa L Stevens) and husband, Derek Eisenga by Warranty Deed dated November 1, 2019 and recorded on November 7, 2019 in Instrument No. 20191107-0115228, Register's Office for Davidson County, Tennessee.

The spouse of Ila Eisenga, Henry Eisenga is not required to convey his right, title, interest, and marital interest to this property due to the fact that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2507 Flamingo Dr., Nashville, TN 37207

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 30th day of October, 2023

Ila Eisenga

Henry Eisenga

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Ila Eisenga and Henry Eisenga, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of October, 2023.

Notary Public

My Commission Expires: 6/29/27

(SEAL)

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 October 30, 2023.

Date

Tonya Loftin
Affiant Signature

November 1, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1st day of November, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)