PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson
Batch # 1123680
04/16/2024 02:09:32 PM
Fees: $13.00 Taxes: $2,590.00

Davidson County
DEEDWARR
2 pgs

20240416-0027162

Ivey Title, LLC Ref: (DL) Title No.: 63579
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ricardo Fonseca Emma Baxley 1612 Forest Avenue Nashville, TN 37206	Legacy Home Loans, LLC, DBA Steadfast Mortgage ISAOA/ATIMA 1036 Stearman Drive, Suite 6 White House, TN 37188

TAX MAP PARCEL NUMBERS: 08310047100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$700,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kristin M. Rager, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ricardo Fonseca and Emma Baxley, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-Subdivision of Lot 40, Plan of Lockeland of record in Plat at Instrument No. 20151007-0102466, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kristin M. Rager, an unmarried woman, by Warranty Deed from Austin M. Parr and Melanie R. Rosser-Parr, husband and wife, dated March 2, 2018 and recorded on March 5, 2018, of record in Inst. No. 20180305-0020713, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Inst. No. 20151007-0102466, said Register's Office, which Plan shows a 20 foot easement for public utility and drainage purposes along the front line of said lot and the following note: "Vehicular access shall be limited to the alley and no driveways shall be permitted onto Forrest Avenue." Restrictions and use limitations contained in instruments of record as shown on the plan of record in Inst. No. 20151007-0102466.

This is improved property, known as 1612 Forest Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of April, 2024.

Kristin M. Rager

State of Tennessee

County of Davidson

On this _____ day of April, 2024, before me the undersigned authority, personally appeared Kristin M. Rager, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $700,000.00.

Affiant

Sworn and subscribed before me this 15th day of April, 2024.

Notary

My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2027