Karen Johnson Davidson County
Batch# 1125304 DEEDWARR
04/19/2024 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20240419-0028385

WARRANTY DEED

File No. EM-24-6357

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2024

Notary Public

MY COMMISSION EXPIRES: 9/15/27
(AFFIX SEAL)

TINA SHINN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geovanni Cantizano and Joanna Boitos	New Owner	
(NAME)	(NAME)	
3416 Shelby Bottoms Bend		084-05-0B-046.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, I/we, **Deborah J. Fairchild, unmarried and Shelly L. Fairchild, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Geovanni Cantizano and Joanna Boitos, as joint tenants with the right of survivorship** HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 46 on the Plan of East Greenway Park, attached as Exhibit "B" to the Amendment to Declaration of Protective Covenants, Conditions and Restrictions for East Greenway Park, a Townhouse Planned Unit Development, of record in Instrument No. 20161020-0110945, which amends the original declaration of record Instrument No. 20160707-0069540, 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 Deborah J. Fairchild and Shelly L. Fairchild, spouses married to each other by Warranty Deed from East Greenway Park, LLC of record in Instrument No. 20190531-0052060 Register's Office for Davidson County, Tennessee, dated May 31, 2019 and recorded on May 31, 2019.

Deborah J. Fairchild and Shelly L. Fairchild divorced August 22nd 2023.

This is property more commonly known as 3416 Shelby Bottoms Bend, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 17th day of April, 2024.

Deborah J. Fairchild

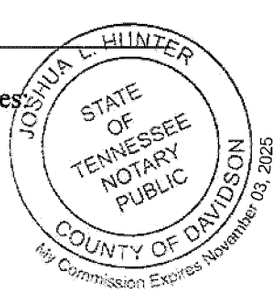
Shelly L. Fairchild

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of April, 2024, before me personally appeared Deborah J Fairchild and Shelly L Fairchild, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of April, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Joshua A. Terry, 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 4/17/24.

Affiant Signature – Joshua A. Terry

4/18/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/18/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27