Karen Johnson Davidson County
Batch# 1158485 DEEDWARR
07/16/2024 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20240716-0053340

Warranty Deed

ALLISON TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $380,000.00. Affiant Subscribed and sworn to before me, this the 11th day of July, 2024. Notary Public My commission expires: 7/11/2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Manuel A. Bejarano and Cesia Ascencio	NEW OWNERS	108-04-0-001.00
804 Ember Lake Drive	1940 WILD OAKS CT.	
Nashville, TN 37214	ANTIOCH, TN 37013	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NIKKI ELIAS ENSLOW F/K/A NIKKI MICHELLE ELIAS, A MARRIED PERSON*, AND NANCY L. ELIAS, AN UNMARRIED WOMAN, AS JOINT TENANTS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CESIA ASCENCIO AND MANUEL A. BEJARANO, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 21 on the Plan of Section Two, Larchwood of record in Plat Book 5200, Page 57-59, 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 Nikki Michelle Elias, a single person and Nancy L. Elias, a single person, as joint tenants by Warranty Deed from John Kain and Frances A. Kain, a married couple of record in Instrument No. 20180607-0054741 Register's Office for Davidson County, Tennessee, dated June 04, 2018 and recorded on June 07, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 804 Ember Lake Drive, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

**Stephen Enslow, spouse of Nikki Elias Enslow, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.*

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of July, 2024.

Nikki Elias Enslow

Nancy L Elias by [signature], Attorney in Fact

Nancy L. Elias by Nikki Elias Enslow, her Attorney-In-Fact

Stephen Enslow

STATE OF SOUTH CAROLINA
COUNTY OF YORK

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nikki Elias Enslow and Stephen Enslow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of July, 2024.

[signature]
Notary Public

My Commission Expires: 03/12/2030

KENDALL REW
Notary Public-State of South Carolina
My Commission Expires
March 12, 2030

STATE OF SOUTH CAROLINA
COUNTY OF YORK

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nikki Elias Enslow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Nancy L. Elias, as her Attorney-In-Fact, and acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of July, 2024.

[signature]
Notary Public

My Commission Expires: 03/12/2030

KENDALL REW
Notary Public-State of South Carolina
My Commission Expires
March 12, 2030

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **July 11, 2024**.

Date

Affiant Signature

July 16, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **16** day of **July**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)