Karen Johnson Davidson County
Batch# 1196595 DEEDWARR
10/22/2024 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20241022-0082056

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $500,000.00. April Summerl Affiant Subscribed and sworn to before me, this the 15th day of October, 2024. Carmen Coats Notary Public My commission expires: 3/3/26

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:
Jessica Viola and Thomas Files	GUARANTEED RATE, INC	072-16-1M-001.00-CO
1819A Tammany Drive	1906 W CHYLEE AVE STE 1W	
Nashville, TN 37216	CHICAGO, IL 60613	

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, **TYLER GLEN DIVIN AND MEGHAN R. DIVIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESSICA VIOLA, AN UNMARRIED WOMAN, AND THOMAS FILES, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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 Unit 1819A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1819 Tammany Drive of record as Instrument No. 20230307-0016371, and being shown on Plat attached thereto as Exhibit "C", in tine Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Tyler Glen Divin and Meghan R. Divin, husband and wife by Warranty Deed from Samantha Serley, a single woman of record in Instrument No. 20220719-0082474 Register's Office for Davidson County, Tennessee, dated June 16, 2022 and recorded on July 19, 2022.

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 1819A Tammany Drive, Nashville, TN 37216, 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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of October, 2024.

10/14/2024

Tyler Glen Divin

10/14/2024

Meghan R. Divin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared by audio-video communication before me, a Notary Public in and for the County and State, the within named Tyler Glen Divin and Meghan R. Divin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of October, 2024.

Notary Public

My Commission Expires: 03/03/2025

E-signed by Drew Bandy on October 14, 2024 09:38 AM CST

NOTARY PUBLIC

DREW BANDY
State of Tennessee
Online Notary Public
County of Davidson
My Commission Expires:
March 03, 2025

Notarized remotely via audio/video communication

Pavaso, Inc.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 15. 2024.

Affiant Signature

22nd day of October, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028