This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-5253-MC

Karen Johnson Davidson County
Batch# 1248425 DEEDWARR
03/20/2025 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250320-0020297

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of March, 2025.

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Notary Public
My Commission Expires: 3-21-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Marissa L Currier Cubero 1604 Ashton Avenue Nashville, TN 37218	FirstBank 722 Columbia Avenue Franklin, TN 37064	080 04 0 003.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Megan Renee Oliver and Jayvon Diontre Oliver, wife and husband** (individually and/or collectively, "Grantor"), transfer and convey unto **Marissa L Currier Cubero, an unmarried woman** (individually and collectively, "Grantee"), 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. 14 on the Map of the Subdivision of A.T. PUTMAN'S 7-1/2 acre tract, not of record, described according to a survey made by John M. Sullivan, County Surveyor, October 5, 1946, as follows:

Beginning on the Southerly margin of Ashton Avenue at the Northeast corner of the property conveyed to Edgar Nason Clark and wife, by Deed from A.T. Putman and wife, of record in Book 1533, Page 232, said Register's Office; thence with the Southerly margin of said Avenue, Northeastwardly 70 feet to the corner of Lots Nos. 13 and 14 on said Map; thence with the line between said Lot Nos. 13 and 14, Southeastwardly 224.9 feet to the Southwest corner of said Lot No. 13; thence Southwestwardly 70 feet to said Clark's Southeast corner; thence with said Clark's Eastern boundary line, Northwestwardly 224.8 feet to the Beginning.

Being the same property conveyed to Megan Renee Oliver and Jayvon Diontre Oliver, wife and husband, by Warranty Deed from Connor Kennedy, an unmarried man, of record in Instrument No. 20211014-0138121, in the Register's Office for Davidson County, Tennessee, dated October 07, 2021 and recorded on October 14, 2021.

This is ☒ improved or ☐ unimproved property located at: **1604 Ashton Avenue, Nashville, TN 37218.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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 Grantee, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of March, 2025.

GRANTOR:

Megan Renee Oliver

Jayvon Diontre Oliver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Megan Renee Oliver and Jayvon Diontre Oliver**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of March, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 3/17/25 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 3/17/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 **day of** March **,** 2025 **.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

