(1)

WARRANTY DEED		STATE OF Tennessee COUNTY OF Williamson The actual consideration or value for this transfer, whichever is greater, is $ 380,000.00 Affiant Subscribed and sworn to me, this the 29 day of June, 2018. 04/06/2021 Notary Public My commission expires: Larry N. Westbrook	
This instrument prepared by: Christopher J. Thornton, P.C. 1061 Cresthaven Road Memphis, TN 38119 901-758-2580 Cartus File #2906936 ***Return to:***			
Property Address: 1503 21st Ave N. NASHVILLE, TN 37208	**Property owner:** Kelvin Lo	**Mail tax bills to:** New Owner	**Parcel ID:** 081-15-0-102.00

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INDENTURE is made effective the 29 day of June, 20 18, by **Tina Von Hagel and Aaron M. Painter, wife and husband,** First Parties, for the purpose of conveying the premises described herein to Kelvin Lo, a married man, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of S.A. Champion's Subdivision of Lots Nos. 85 to 168 and 169 to 228 and Lots 235 to 252, inclusive, in the Harding Plan as recorded in Book 21, Page 80, of the Register's Office of Davidson County, Tennessee, said subdivision of record in Plat Book 161, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No 21 fronts 50 feet on the West Side of 21st Avenue North, formerly North, formerly Estrella Street and extends back between parallel lines Westwardly, 154.7 feet to an alley.

Being the same property conveyed to Tina Von Hagel and Aaron M. Painter, wife and husband by Warranty deed from TTD Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20160629-0066585 Register's Office for Davidson County, Tennessee, dated June 23, 2016 and recorded on June 29, 2016.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to all matters shown on the Plan of record in Plat Book 161, Page 132 and Plat Book 21, Page 80, in the Register's Office for Davidson County, Tennessee

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all exisTing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

Bill Garrett Davidson County
Batch# 118026 **DEEDWARR**
07/18/2018 01:03:16 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20180718-0070043

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20___, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Tina Von Hagel

Tina Von Hagel

Aaron M. Painter

STATE OF Louisiana)
~~COUNTY~~ OF TANG. PARISH) PARISH

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Tina Von Hagel**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in TANG. PARISH ~~County~~, this the 11 day of MAY, 2018.

Alice Notary Service
2114 Westdale Court
Hammond, LA 70401
Id No: 043612
Commission Expires at Death

NOTARY PUBLIC WILLIAM R. BICE #53172

My Commission Expires: WITH LIFE

WILLIAM R. BICE NOTARY PUBLIC STATE OF LOUISIANA

STATE OF Tennessee)
COUNTY OF Rutherford)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Aaron M. Painter**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Rutherford County, this the 25th day of May, 2018.

NOTARY PUBLIC

My Commission Expires: 06/21/2021

Luz M. Lopez
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

This deed is prepared with information provided by STELTEMEIER & WESTBROOK, PLLC. Preparer makes no representation with regard to the title.