WARRANTY DEED

Karen Johnson Davidson County
Batch# 272199 DEEDWARR
08/15/2019 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20190815-0081910

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2019.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DEBRA LOE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES: NOVEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

19003559

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brooklyn Killen Howard and Matthew Thomas Howard	New Owner	
(NAME)	(NAME)	173 09 0A 825.00CO
2665 Avery Park Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, WE, **Robyn Owens now known as Robyn Owens Lee and Nickolas Lee, wife and husband** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brooklyn Killen Howard and Matthew Thomas Howard, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 779 on the plan of Revision to Lots 618 through 624, Phase Eight, Lenox Village of record in Instrument Number 20071106-0130836, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Robyn Owens, an unmarried woman by Warranty Deed dated April 1, 2009 from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument Number 20090402-0029900, Register's Office for Davidson County, Tennessee.

Upon oath Robyn Owens Lee warrants, covenants and certifies that she is one and the same as Robyn Owens.

Nickolas Lee joins in this conveyance to relinquish any rights he may have in and to the property herein described by virtue of marriage to Robyn Owens Lee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **2665 Avery Park Drive, Nashville, Tennessee 37211**

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 our hands this 15th day of August, 2019.

Robyn Owens Lee

Robyn Owens Lee

Nickolas M. Lee

Nickolas Lee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robyn Owens Lee and Nickolas Lee the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of August, 2019.

Commission expires: 5-15-21

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires May 15, 2021

Heather Lee

Notary Public

RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 218
SMYRNA, TN 37167

True Copy Certification

I, Carol M. Holmes, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carol M. Holmes

State of Tennessee
County of Williamson

Personally appeared before me, Debra Loe, a notary public for this county and state, Carol M. Holmes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Debra Loe, Notary Public

My Commission Expires: _____

