This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 4-19-5069

Karen Johnson Davidson County
Batch# 309364 DEEDWARR
10/31/2019 03:44:17 PM 2 pgs
Fees: $13.00 Taxes: $1,883.30
20191031-0112263

STATE OF TENNESSEE
COUNTY OF Davidson

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $509,000.00

Affiant

Subscribed and sworn to before me, this the 25th day of October, 2019

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jennifer Evernham and David Donoso 2204B Sheridan Road Nashville, TN 37206	new owners	072-16-4B-001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Michael Dennis Lemieux and Ashley Katherine Lemieux, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **David N. Donoso, unmarried, and Jennifer Marie Evernham, unmarried, and Ivan Arturo Donoso Figueroa, married, as tenants in common 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 A, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at 2204 Sheridan Road, a Horizontal Property Regime with Private Elements as of record in Instrument No. 20160803-0080216, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Michael Dennis Lemieux and Ashley Katherine Lemieux, husband and wife, by Warranty Deed from B&B Nashville LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170605-0055600, in the Register's Office of Davidson County, Tennessee, dated May 31, 2017 and recorded on June 05, 2017. (Value or consideration shown in aforementioned deed $449,000.00)

This is ☒ improved or ☐ unimproved property located at: **2204B Sheridan Road, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2019, and thereafter, a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Buyer paying their prorated share thereof to the Seller 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-VRES-19-022048

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. 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 25th day of October, 2019.

GRANTOR:

Michael Dennis Lemieux

Ashley Katherine Lemieux

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Dennis Lemieux and Ashley Katherine Lemieux, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of October, 2019.

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission expires: 10-2-23