Karen Johnson Davidson County
Batch# 334261 DEEDWARR
12/26/2019 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20191226-0132857

WARRANTY DEED

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$275,000.00~~ $265,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF DECEMBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/2/23

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-6611B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Scott T. Elam and Darci M. Nalepa		148-02-0-030.00
326 Luna Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

REHAB WIZARD, LLC, A DELAWARE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SCOTT T. ELAM AND DARCI M. NALEPA, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 57 on the Plan of Luna Heights, Section Three of record in Plat Book 2900, Page 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anne Rogers, a single person by Warranty Deed from Delores L. Apple aka Dolores L. Apple and Anne Rogers, individually and as Co-administratrices of the Estate of Floye Elizabeth Tisdale, dated September 3, 1987 and recorded September 8, 1987 in Book 7346, Page 689, Register's Office of Davidson County, Tennessee.

Anne Rogers aka Melba Anne Rogers having died March 10, 2019 as shown by Affidavit of Heirship by Randy Albright, dated April 8, 2019 and recorded April 11, 2019 in Instrument No. 20190411-0033303, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Rehab Wizard, LLC, a Delaware Limited Liability Company by Warranty deed from Charles Mikel Rogers, unmarried of record in Instrument No. 20190620-0059413 Register's Office for Davidson County, Tennessee, dated June 19, 2019 and recorded on June 20, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 326 Luna Drive, Nashville, TN 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 23rd day of December, 2019.

Rehab Wizard, LLC, a Delaware limited liability company

BY: _____

J. Carlton Drumwright, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent (or other officer authorized to execute the instrument) of Rehab Wizard, LLC, the within named bargainor, a Delaware Limited Liability Company, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of December, 2019.

_____

Notary Public

My Commission Expires: 11.20.23



File #: 19-6611B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

True Copy Certification

I, **Jennifer Pennell**, 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022