This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 4-20-6368

Karen Johnson Davidson County
Batch# 368079 DEEDWARR
03/05/2020 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20200305-0024949

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $500,000.00

Affiant

Subscribed and sworn to before me, this the 4th day of March, 2020

Notary Public
My Commission Expires: _____

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Liron Eisenberg 1416 Norvel Ave. Nashville, TN 37216	New Owner	061 15 0 265.00

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, **Pamela Lovelace**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Liron Eisenberg*** 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:

*a single woman

Being Lot No. 16 on the plan of Shadowlawn Subdivision, as the same appears of record in Plat Book 1130, Page 84, Register's Office for Davidson County, Tennessee, and the Easterly 29 feet 7 inches front and 50 feet 4 inches rear of Lot No. 44, on the plan of M.N. Young's Inglewood Annex, as of record in Book 547, Page 197, said Register's Office, and more particularly described as follows:

According to a copy of a survey by Hal R. Swann, Jr., Surveyor, dated March 20, 1948, said Lot No. 16 and part of Lot No. 44 adjoin and front together 89 feet 7 inches on the Southerly side of Norvel Avenue, and run back between lines 193.9 feet on the Easterly line of said Lot No. 16 and 205 feet on the Westerly line of said part of Lot No. 44, to a dead line in the rear measuring 98 feet 4 inches thereon.

Being the same property conveyed to Pamela Lovelace, married by Quitclaim Deed from Lacy Grizzard, married of record in Instrument No. 20171023-0107946, in the Register's Office of Davidson County, Tennessee, dated August 28, 2017 and recorded on October 23, 2017.

Being the same property conveyed to Pamela Lovelace and Lacy Grizzard, Tenants in Common, with rights of survivorship, by Warranty Deed from Tina D. Rosenburg Faith aka Tina Faith, Unmarried, of record in Instrument No. 20160408-0033839, in the Register's Office of Davidson County, Tennessee, dated April 05, 2016 and recorded on April 08, 2016.

This is improved property located at: **1416 Norvel Avenue, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their 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 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 4th day of March, 2020.

GRANTOR:

Pamela Lovelace

Pamela Lovelace

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Pamela Lovelace, 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 4th day of March, 2020.

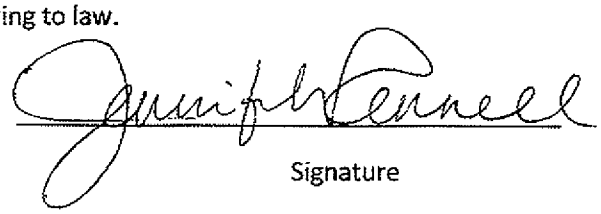
Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202003050024949

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.

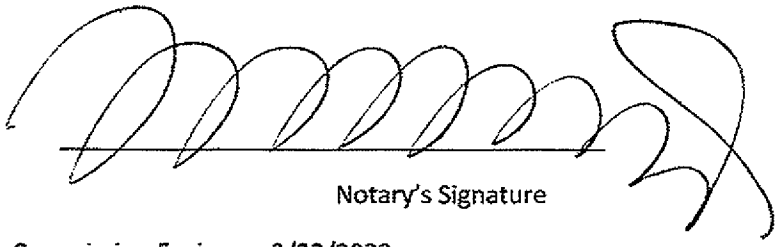


Signature

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

