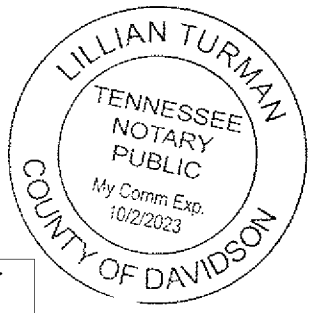
Karen Johnson Davidson County
Batch# 373218 DEEDWARR
03/17/2020 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20200317-0029284



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this 12th day of March, 2020.

Notary Public

My commission expires: 10/2/23

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Steven Erro **Lauren Kessler**	New Owner	**06102006700**
651 Stanvid Drive		
Nashville, TN 37216		

FOR AND IN 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 ACKNOWLEDGE, WE,

Lisa D. Genson and J. Ryan Genson and Lauren R. Sunday

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven Erro, an unmarried man and Lauren Kessler, an unmarried woman as joint tenants

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:

Land in Davidson County, Tennessee, being Lot No. 315 on the Plan of Gra-Mar Acres, Section II, as of record in Book 2663, Page 113, Register's Office for said County.

Said Lot 315 fronts 110 feet on the northerly side of Stanvid Drive and extends back 359.2 feet on the westerly line and 370.1 feet on the easterly line to a dead line in the rear, measuring 120 feet thereon.

Being the same property conveyed to Lisa D. Genson, J. Ryan Genson and Lauren R. Sunday from Lauren Sunday, Executrix for the Estate of Sarah Rachel Demonbreun by Executor's Quitclaim Deed dated November 7, 2019, of record in Instrument No. 20200210-0015133, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clarence A. Demonbreun and wife, Rachel A. Demonbreun from Castleman Construction Company, a Tennessee Corporation by Warranty Deed dated August 18, 1959, of record in Book 2956, Page 619, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 651 Stanvid Drive, Nashville, TN 37216.

HE2020-0045

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 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/our hand(s) this 12th day of March, 2020.

Lisa D. Genson
Lisa D. Genson

J. Ryan Genson by Lauren R. Sunday, Attorney-in-fact
J. Ryan Genson
by Lauren R. Sunday, Attorney in Fact

Lauren R. Sunday
Lauren R. Sunday

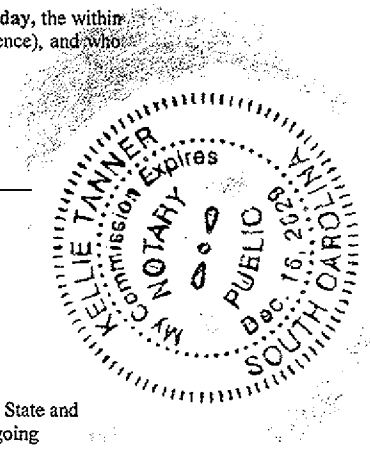
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Personally appeared before me, a Notary Public of said County and State, **Lisa D. Genson and Lauren R. Sunday,** the within named Grantor(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, at office, this 12th day of March, 2020.

Kellie Tanner
Notary Public

My Commission Expires: 12-16-2029



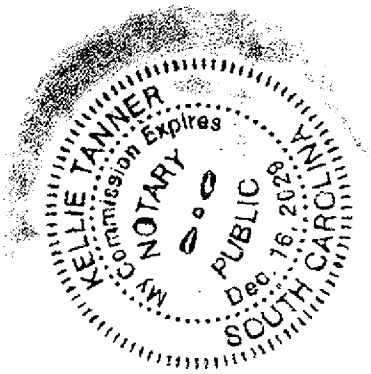
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

I hereby certify, that on this 12th day of March, 2020, before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Lauren R. Sunday** to me known to be the person who executed the foregoing instrument in behalf of **J. Ryan Genson** as his/her Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said **J. Ryan Genson.**.

Witness my hand, at office, this 12th day of March, 2020.

Kellie Tanner
Notary Public

My Commission Expires: 12-16-2029



HE2020-0045

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.

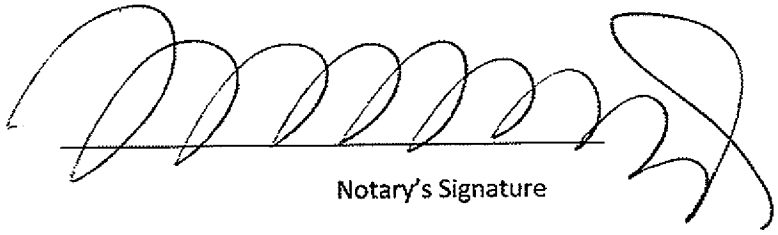


Signature

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

