WARRANTY DEED

Karen Johnson Davidson County
Batch# 388748 DEEDWARR
04/21/2020 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,883.30
20200421-0041406

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $509,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2020.

Notary Public

MY COMMISSION EXPIRES: 4-17-23
(AFFIX SEAL)

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Charles A. Logan and Kaitlin Logan 5603A California Avenue Nashville, TN 37209	New Owner	091 02 0 621.00

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 consideration, the receipt of which is hereby acknowledged, I/we, **Rhonda Lorna Essenpreis, a single woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Charles A. Logan and Kaitlin Logan, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1506, Block 47 on the Plan No. 2 of West Nashville of record in Plat Book 57, Page (s) 172 and 173, in the Register's Office for Davidson County, Tennessee, to which plan referenced is hereby made for a more complete description of the property.

Said Lot 1506 front 25 feet along California Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Rhonda Lorna Essenpreis, a single woman by Warranty Deed from White Peach Development, LLC, dated 11/30/2018 and recorded 12/03/2018, of record in Instrument 201812030117854, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 5603A California Avenue, Nashville, TN 37209

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 my/our hand(s) this the ~~17~~ RE 15th up day of April, 2020.

Rhonda Lorna Essenpreis

Rhonda Lorna Essenpreis

STATE OF TENNESSEE

COUNTY OF Hamilton

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Rhonda Lorna Essenpreis with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the ~~17~~ RE up 15th of April, 2020.

Nancy J. Frazier

Notary Public

My Commission Expires: 11/13/2023

(SEAL)

NANCY J. FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

True Copy Certification

I, Gregory D. Vadner, 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.

STATE OF Tennessee)
COUNTY OF Sumner)

Personally appeared before me, Rebecca Dohoda, a Notary Public for this County, Gregory D. Vadner, 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: 5-19-20

Rebecca A. Dohoda
State of Tennessee Notary Public
Rutherford County