THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 391121 DEEDWARR
04/24/2020 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20200424-0043194

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Douglas Lessly, Charlotte Bishop, and Ryan Paige 1501 Electric Avenue Nashville, TN 37206	Owners	094-01-0-415.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Marcus Kurth and Christen Paige**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto unto **Douglas Lessly, Charlotte Bishop, and Ryan Paige**, hereinafter called the Grantees, their successors and assigns, all of their right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being **Lot No. 85** on the Plan of Shelby Village, No. Two, of record in Book 1835, Page 48, Register' s Office, Davidson County, Tennessee.

Beginning on the northeasterly Margin of South 15th Street, at the corner of Lot Nos. 85 and 86; thence with said Street, southeastwardly 80.6 feet to the beginning of a curve, thence around said curve with a radius of 20.02 feet, southeastwardly 33.8 feet to the northwesterly margin of Electric Avenue, thence with said Avenue, northeastwardly 60 feet to the corner of Lot Nos. 84 and 85; thence with the line between said two lots, northwestwardly 95 feet to a common corner of Lot Nos. 84, 85 and 86; southwestwardly 71.9 feel to the beginning.

Being the same property conveyed to Marcus Kurth and Christen Paige, [as] tenants in common with rights of survivorship, by Warranty Deed from Judy Ann Cothran, an unmarried woman, of record on 09/06/2019, at Instrument No. 20190906-0090211, Davidson County Register of Deeds.

This is property commonly known as 1501 Electric Avenue, Nashville, TN 37206 (New Street Number).

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 22 **day of** April **, 2020:**

Marcus Kurth

Christen Paige

202004240043194

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marcus Kurth**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22 day of April, **2020**:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christen Paige**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22 day of April, **2020**:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $180,000.00

Amanda Anderson

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22 DAY OF April, **2020**:

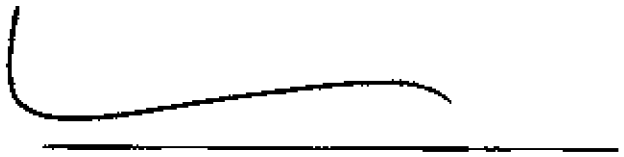
Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

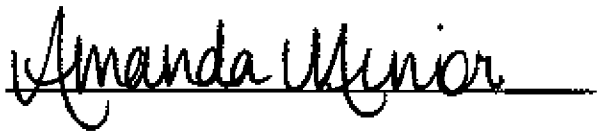
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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 Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

