WARRANTY DEED

Kovanda -H20180

STATE OF Tennessee

COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th DAY OF May, 2020.

Notary Public

(Affix Seal)

My Commission Expires: 7/6/20

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sean Michael Kovanda	NEW OWNER	071.15-0-486.00
1118 North 5th Street		
Nashville, TN 37207		

Karen Johnson Davidson County
Batch# 400280 **DEEDWARR**
05/14/2020 02:12:10 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20200514-0050237

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 consideration, the receipt of which is hereby acknowledged, I/we, ROBBY D. LEE AND BOBBY D. LEE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SEAN MICHAEL KOVANDA, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 56 and North 19 feet of Lot No. 57 on the Plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robby D. Lee and Bobby D. Lee by deed from Robert E., Jr. and Audrey Loretta Lee, husband and wife of record in Book 201611150120089, recorded on 11/15/2016, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1118 North 5th Street, Nashville, Tennessee 37207 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-SB-KW-20-1118

Witness my/our hand(s) this 12th day of May, 2020 :

Robby D. Lee

Bobby D. Lee

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hamlin, a Notary Public in and for said County and State, the within named ROBBY D. LEE AND BOBBY D. LEE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 12th day of May, 2020.

Notary Public

My Commission Expires: _____

RHONDA M. HAMLIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023