Karen Johnson Davidson County
Batch# 405825 DEEDWARR
05/26/2020 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,392.31
20200526-0054138

# Warranty Deed

| | |
|---|---|
| CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $376,300.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 18th day of May, 2020.<br><br>Notary Public<br><br>My commission expires: |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Kristyl Dawn Tift | STUDIO BANK | 061-07-0-099.00 |
| 821 Gwynn Drive | 1241 2ND AVE S, STE 400 | |
| Nashville, TN 37216 | NASHVILLE, TN 37203 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **LEAH CAMERON DELORIA, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRISTYL DAWN TIFT, AN UNMARRIED WOMAN**, 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:

Land in Davidson County, Tennessee, being Lot No. 12 and the Easterly 25 feet of Lot No. 13 of Block F on the Plan of Broadmoor of record in Plat Book 547, Page 161, in the Register's Office for Davidson County, Tennessee, and the Westerly 20 feet of Redwood Street lying adjacent to Lot No. 12 of Block F, in said subdivision, as shown on said plan.

Said Lot No. 12, the Easterly 25 feet of Lot No. 13 and the Westerly 20 feet of Redwood Street adjoin and front together 105 feet and extend back 150 feet, between parallel lines to a dead line in the rear, measuring 105 feet thereon.

Being the same property conveyed to Michael Evan Chegwidden and wife, Erin Kathleen Chegwidden by Warranty deed from Tyler F. Stevenson, married, and Natalie Wigg, his wife of record in Instrument No. 20080414-0037826 Register's Office for Davidson County, Tennessee, dated March 05, 2008 and recorded on April 14, 2008.

Being the same property conveyed to Leah Cameron Deloria, married by Warranty deed from Erin Kathleen Chegwidden and Michael Evan Chegwidden, wife and husband of record in Instrument No. 20190306-0020699 Register's Office for Davidson County, Tennessee, dated February 28, 2019 and recorded on Mach 06, 2019.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 821 Gwynn Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of May, 2020.

Leah Cameron Deloria

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Leah Cameron Deloria, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of ~~May, 2020.~~

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

# True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022