Karen Johnson Davidson County
Batch# 428541 DEEDWARR
06/30/2020 12:38:53 PM 2 pgs
Fees: $13.00 Taxes: $1,738.63

20200630-0070721

RACHEL WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/05/2021

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$469,900.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of June, 2020.

Notary Public

My commission expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Melanie L. Reese	new owner	**071-15-0-566.00**
1328 Lischey Avenue		
Nashville, TN 37207		

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 ACKNOWLEDGED, I,

Lamont Jordan, married

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

Melanie L. Reese, unmarried

HEREINAFTER CALLED THE GRANTEE, HER 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 33, as shown on the map entitled Plat of Highland Land Co's Subdivision, of record in ~~Instrument No. 20190820-0083248~~ Plat Book 421, Page 14 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LAMONT JORDAN, by deed from CHARLES W. CONNOR, JR., of record in Instrument No. 20190820-0083248, dated August 19, 2019, said Register's Office.

Grantor warrants that this property is not the marital residence of the Grantor's spouse and is not subject to any marital interests therein.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **1328 Lischey Avenue, Nashville, TN 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 Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-TAG-20-1328

Witness my/our hand(s) this 26th day of June, 2020.

Lamont Jordan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Lamont Jordan** the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **26th** day of **June, 2020.**

Notary Public

My Commission Expires: 10-3-2020

PENELOPE A. GREGORY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY