Prepared by:

WARRANTY DEED

Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 431999 DEEDWARR
07/07/2020 01:36:16 PM 2 pgs
Fees: $13.00 Taxes: $4,532.50

20200707-0073182

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00

M. S. Fitzgerald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF July, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Charles Lemense Jr. and Megan Moore Lemense	NEW OWNER	
(NAME)	(NAME)	
1228 6th Ave. N		082 09 0 270.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **BERCHAUN NICHOLLS AND TERRI-ANN NICHOLLS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH CHARLES LEMENSE JR. AND MEGAN MOORE LEMENSE,** HEREINAFTER CALLED THE GRANTEES, 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 the Northerly 40 feet of Lot No. 95 and the Southerly 3 1/2 feet of Lot No. 96 on the Map of D. T. McGavocks First Addition to Nashville of record in Book 10, Pages 606 and 609, in the Registers Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 43 1/2 feet on the Easterly side of 6th Avenue North and run back between parallel lines 170.9 feet to an alley.

Being the same property conveyed to Berchaun Nicholls and Terri-Ann Nicholls, a married couple, by Special Warranty Deed from The Bank of New York Mellon, f/k/a The Bank of New York, as Successor-in-Interest to JPMorgan Chase Bank, N.A., as Trustee for Structured Asset Mortgage Investments II Trust 2005-AR3 Mortgage Pass-Through Certificates Series 2005-AR3, a national banking association, of record in Instrument No. 20121217-0115756, in the Register's Office of Davidson County, Tennessee, dated November 7, 2012 and recorded on December 17, 2012.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1228 6th Ave. N, Nashville, TN 37208
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 hand this 29 day of June, 2020

BERCHAUN NICHOLLS

TERRI-ANN NICHOLLS

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Berchaun Nicholls and Terri-Ann Nicholls, the bargainors, 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 this 29 day of June, 2020.

Commission expires: 09/23/2001

NOTARY ID# 587454
JARED DANIEL ANDERSON
NOTARY PUBLIC
STATE AT LARGE, KENTUCKY
MY COMMISSION EXPIRES SEPT. 23, 2021

Notary Public