WARRANTY DEED

Karen Johnson Davidson County
Batch# 443204 DEEDWARR
07/23/2020 12:29:10 PM 2 pgs
Fees: $13.00 Taxes: $2,784.25

20200723-0081172

File No. DH0007151

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $752,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Drew Fender	New Owner	
(NAME)	(NAME)	
918 Waldkirch Avenue		105-13-0D-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37204		
(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, I, **Jeremy Lewis and Martha Montiel-Lewis, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Drew S. Fender, married,** HEREINAFTER CALLED THE GRANTEE, 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 Unit B, 918 Waldkirch Avenue Townhomes, a Horizontal Property Regime, shown as Exhibit "A", as established under Master Deed of record in Instrument No. 20080222-0017485, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Jeremy Lewis and Martha Montiel-Lewis, husband and wife by Warranty deed from Douglas L. Hester and wife, Sydney M. Hester of record in Instrument No. 20160715-0072845 Register's Office for Davidson County, Tennessee, dated July 13, 2016 and recorded on July 15, 2016.

Being also known as 918 Waldkirch Avenue B Nashville, Tennessee 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 918 Waldkirch Avenue, Nashville, TN 37204

(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 20th day of July, 2020.

Jeremy Lewis

Martha Montiel-Lewis

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 Jeremy Lewis and Martha Montiel-Lewis, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 20th day of July, 2020.

Notary Public

My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 20-SBRE-2098