2020-426

 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $425,000.00. Affiant Subscribed and sworn to before me, this 4th day of August, 2020. Notary Public My commission expires: 5/2/22 May 2, 2022

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company d/b/a SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Andrew James, Andreas S. Mueller, and Chris Margaronis	**New Owner**	**118-13-0-090.00**
1737 LANG PLACE NORTHEAST		
WASHINGTON, DC 20002		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Alford Family, LLC, a Tennessee limited liability company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Andrew James, Andreas S Mueller, and Chris Margaronis

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 18 on the Plan of Section Two, Leawell of record in Plat Book 2083, Page 56, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Alford Family, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Buchanan Family, LLC, a Tennessee Limited Liability Company of record as Instrument No. 20081230-0123650, Register's Office for Davidson County, Tennessee.

This is improved property known as **3605 Doge Place, Nashville, TN 37204.**

Karen Johnson Davidson County
Batch# 456839 DEEDWARR
08/14/2020 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20200814-0091181

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30 day of July, 2020.

Alford Family, LLC, a Tennessee limited liability company

By: _____
Marceleen R. Alford, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Marceleen R. Alford, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a Member of Alford Family, LLC, the within named bargainor, a Tennessee limited liability company, and in that capacity being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as Member.

Witness my hand and official seal this 30 day of July, 2020.

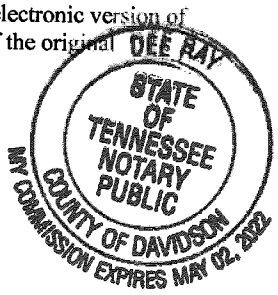
_____
Notary Public
My Commission Expires: 8.20.2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SolomonParks File No. 20-000122-528

I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public