WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/11/2024
(AFFIX SEAL)

JACKIE RUDOLPH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Y-SB-VRES-20-2128

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katherine Jewell Dresch	Triumph Mortgage	
(NAME)	A division of Triumph Bank	
2128 14th Avenue North Unit A	1125 Schilling Blvd E	**081-03-3N-001.00-CO**
(ADDRESS)	Suite 107 (ADDRESS)	
Nashville, TN 37208-1113	Collierville, TN 38017	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JORGE LEON, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHERINE JEWELL DRESCH, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A of 2128 14th Avenue Commons, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for 2128 14th Avenue Commons, a Horizontal Property Regime with Private Elements, as shown on plat of record in Instrument No. 20190822-0084525, in the Register' s Of\u64257?ce, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Martha C. Johnson and Zebedee Johnson by Warranty Deed from Harold L. Benson and wife, Arnithea D. Benson, of record in Book 11225, page 837, Register's Office for Davidson County, Tennessee, dated November 24, 1998 and recorded on December 01, 1998. The said Martha C. Johnson having since died on November 15, 2016.

Affidavit of Heirship recorded on August 21, 2019 in Instrument No. 20190821-0084143 and Instrument No. 20190821-0084144.

Being a portion of the same property conveyed to Jorge Leon by Warranty deed from Zebedee Johnson, Norman Johnson, Veda Campbell, Nathan Pierce, Marinda Johnson of record in Instrument No. 20190822-0084524 Register's Office for Davidson County, Tennessee, dated August 21, 2019 and recorded on August 22, 2019.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 26, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190822-0084525, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2128 14th Avenue North Unit A, Nashville, Tennessee 37208-1113**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 481609 DEEDWARR
09/23/2020 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,457.80
20200923-0109415

Witness my/our hand(s) this the 21st DAY OF SEPTEMBER, 2020.

Jorge Leon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of September, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

True Copy Certification

I, Lori Patterson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Lori Patterson, 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: 03/13/2022

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY