Karen Johnson Davidson County
Batch# 487804 DEEDWARR
10/01/2020 03:28:51 PM 2 pgs
Fees: $13.00 Taxes: $3,293.00

20201001-0113732

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $890,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl Lee, LLC, a South Carolina Limited Liability Company	NEW OWNER (NAME)	
1015 Villa Place (ADDRESS)	(ADDRESS)	105-01-0-119.00
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Rachel Zijlstra and husband, Andries Zijlstra, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Earl Lee, LLC, a South Carolina Limited Liability Company, hereinafter called the Grantees, their heirs 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 the northerly 50 feet of Lot No. 14 on the Plan of B. F. Shields Heirs' Addition, as of record in Book 57, Page 31, in the Register's Office for Davidson County, Tennessee. Said part of Lot No. 14 fronts 50 feet on the Westerly side of Villa Place and runs back between parallel lines 150.8 feet, more or less, to an alley.

Being the same property conveyed to Rachel Zijlstra and husband, Andries Zijlstra by Warranty deed from Derek E. Pearson, unmarried of record in Instrument No. 20060815-0100366 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1015 Villa Place, Nashville, TN 37212
(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/our hand(s) this 30th day of September, 2020.

WARRANTY DEED
(Continued)

Rachel Zijlstra

Andries Zijlstra

STATE OF CALIFORNIA
COUNTY OF ALAMEDA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rachel Zijlstra ~~and husband~~, Andries Zijlstra, the herein bargainor(s), 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 30th day of September, 2020.

Notary Public, JAMES KADLECK

My Commission Expires: DECEMBER 17, 2021

(SEAL)

JAMES KADLECK
COMM. # 2222540
NOTARY PUBLIC-CALIFORNIA
SAN FRANCISCO CO.
EXP. DEC 17, 2021

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072