Karen Johnson Davidson County
Batch# 489869 DEEDWARR
10/06/2020 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,211.75
20201006-0115526

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829335** STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $327,500.00. Sara Lloyd Armstrong Affiant Subscribed and sworn to before me, this 3rd day of September, 2020. Notary Public My Commission Expires: 2/19/2024

WARRANTY DEED

Address New Owner: John P. Maison, Jr. and Cynthia L. Maison 4920 Shasta Drive Nashville TN 37211	Send Tax Bills To: loandepot.com, LLC 4800 N. Scottsdale Rd. Suite 3800 Scottsdale, AZ 85251	Tax Information: Tax Parcel ID No. 147 04 0 119.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Logan, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John P. Maison, Jr. and Cynthia L. Maison, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 57, as shown on the Plan of Section Two, Welch Meadows, of record in Plat Book 3700, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to James Logan, unmarried, by Warranty Deed from Mike Mekhail, married, of record in Instrument No. 20190424-0037602, in the Register's Office of Davidson County, Tennessee, dated April 19, 2019 and recorded on April 24, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, WELCH MEADOWS, as recorded in Plat Book 3700, Page(s) 60.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4441, Page 18.

This is improved property located at 4920 Shasta Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of September, 2020.

James Logan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Logan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

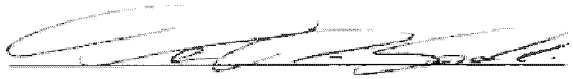
Witness my hand, at office, this 3rd day of September, 2020.

Notary Public
My Commission Expires: _____



True Copy Certification

I, Devan P. Spinelli, 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.

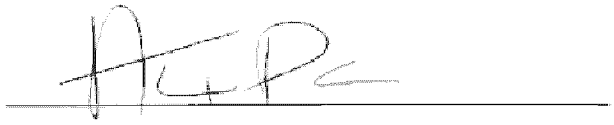


Signature (Devan Spinelli)

State of Florida

County of Broward

Personally appeared before me, Devan Spinelli, a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature (Alexandra Ponce)

My Commission Expires: 05/16/2023

Notary' Seal (if on paper)

