WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF NOVEMBER, 2020.

Notary Public

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

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

JM-SB-KW-20-2723

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)
Wesley Samuel Love and Mary Ellen Mollie Love	**Keller Mortgage, LLC dba Keller Mortgage**	
(NAME) **2723 Bobby Avenue**	(NAME) **4725 Lakehurst Court Suite 400**	**073-01-0-077.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Dublin, OH 43016**	
(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, **LEILA M. MZALI, A SINGLE WOMAN AND JOEY MAYER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WESLEY SAMUEL LOVE AND MARY ELLEN MOLLIE LOVE, HUSBAND AND WIFE,** 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, TN, being Lot No. 27 of Happy Valley Subdivision, Section "B", not of record, described according to a copy of a survey thereof by Z.J. Wilkinson, surveyor, 09-02-1945.

Beginning at a point in the Northerly margin of Bobby Avenue, at the corner of Lots 26 and 27; thence with the line between said lots, Northerly 140 feet to the corner of said lots and of Lots 7 and 8; thence with the line between Lots Nos. 8 and 27, Easterly 75 feet to the corner of said lots and of Lots 9 and 28; thence with the line between Lots 27 and 28; Southerly 140 feet to the Northerly margin of Bobby Avenue; thence with the margin of the same Westerly 75 feet to the point of beginning.

Being the same property conveyed to Leila M. Mzali, a single woman and Joey Mayer, a married woman, as tenants in common with rights of survivorship by Warranty deed from Annette M. Hammer and Amos Hammer, married to each other of record in Instrument No. 20180601-0052178 Register's Office for Davidson County, Tennessee, dated May 29, 2018 and recorded on June 01, 2018.

This instrument is executed with authority granted in Power of Attorney recorded in Instrument Number 20180601-0052179 in the Register's Office of Davidson County, Tennessee.

The subject property was not the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2723 Bobby Avenue, Nashville, Tennessee 37216**.

Karen Johnson Davidson County
Batch# 517131 **DEEDWARR**
11/16/2020 02:35:12 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20201116-0135076

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.

Witness my/our hand(s) this the 9th DAY OF NOVEMBER, 2020.

Leila M. Mzali

Joey Mayer by Leila M Mzali as attorney-in-fact

Joey Mayer
by Leila M. Mzali as Attorney-in-fact

STATE OF ~~TENNESSEE~~ Indiana
COUNTY OF ~~DAVIDSON~~ Monroe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEILA M. MZALI, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~9th~~ 12th of November, 2020.

Notary Public
My Commission Expires: 08/14/2024
(SEAL)

KIMBERLY WENZEL
My Commission Expires
August 14, 2024
Commission Number NP0689389
Monroe County

STATE OF ~~TENNESSEE~~ Indiana
COUNTY OF ~~DAVIDSON~~ Monroe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEILA M. MZALI, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOEY MAYER, and who acknowledged he/she/they executed the same as the free act and deed of the said JOEY MAYER.

Witness my hand and official seal, this the ~~9th~~ 12th of November, 2020.

Notary Public
My Commission Expires: 08/14/2024
(SEAL)

KIMBERLY WENZEL
My Commission Expires
August 14, 2024
Commission Number NP0689389
Monroe County

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