Karen Johnson Davidson County
Batch# 524355 DEEDWARR
12/03/2020 12:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201203-0140553

WHEN RECOREDED MAIL TO:
1300 PICCARD DRIVE
ROCKVILLE, MD 20850

2020-09812

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BARBARA E. LEE	BARBARA E. LEE	135 00 0 197.0
3040 NED SHELTON ROAD NASHVILLE, TN 37217	3040 NED SHELTON ROAD NASHVILLE, TN 37217	

For good consideration, I (We) **BARBARA ELLEN SCHRIEBER LEE, ALSO KNOWN AS BARBARA E. LEE** whose mailing address is 3040 NED SHELTON ROAD, NASHVILLE, TN 37217, hereby bargain, deed and convey to **BARBARA E. LEE** whose mailing address is 3040 NED SHELTON ROAD , NASHVILLE, TN 37217, the following described land in DAVIDSON County, to wit:

ALL CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN THE 2ND CIVIL DISTRICT FORMERLY THE 5TH DISTRICT OF DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO A SURVEY MADE BY WATKINS AND MURRAY, SURVEYORS, NOVEMBER 14, 1957 AS FOLLOWS:

BEING IN THE CENTER OF STEEL ROAD AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO J. A. DAVEY AND WIFE, BY DEED OF RECORD IN BOOK 1558 PAGE 619 REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH DAVY'S NORTHERLY LINE, SOUTH 81 DEG. 30 MIN EAST 470.2 FEET TO AN IRON PIN THE WESTERLY LINE OF THE LAND OF W. P. NEAL; THENCE WITH NEAL'S WESTERLY LINE, NORTH 3 DEG. 30 MIN. EAST 100 FEET; THENCE WESTWARDLY AND PARALLEL WITH DAVY'S NORTHERLY LINE 470 FEET MORE OR LESS TO THE CENTER OF STEEL ROAD; THENCE WITH THE CENTER OF SAME, SOUTH 5 DEG. 15 MIN WEST 100 FEET TO THE BEGINNING.

Being the same property conveyed to Barbara Ellen Schrieber Lee from Tessa Ward, an unmarried person by Warranty Deed dated June 18, 2020 and recorded June 23, 2020 among the Land Records of Davidson County, State of Tennessee in Instrument No. 20200623-0067660.

Being the same property conveyed to Tessa Ward, unmarried from Cliff Ayers Ostermeyer, unmarried by Quit Claim Deed dated February 15, 2018 and recorded February 28, 2018 among the Land Records of Davidson County, State of Tennessee in Instrument No. 20180228-0018578.

APN: 135 00 0 197.0

Property Address: 3040 NED SHELTON ROAD, NASHVILLE, TN 37217

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

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 18th day of November 2020.

Barbara Ellen Schrieber Lee AKA Barbara E. Lee

BARBARA ELLEN SCHRIEBER LEE, A/K/A BARBARA E. LEE

STATE OF TN)
) SS.
COUNTY OF Davidson)

On this 18th day of November 2020, before me personally appeared **BARBARA ELLEN SCHRIEBER LEE, A/K/A BARBARA E. LEE** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/6/2024

Notary Public
My Commission Expires:_____

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $ 0

Barbara Ellen Schreiber Lee Barbara E. Lee
Signature of Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 18th day of November, 20 20.

Notary Public
My Commission Expires:

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/6/2024

Name and address for person(s) responsible for taxes:
BARBARA E. LEE
3040 NED SHELTON ROAD
NASHVILLE, TN 37217

Name and Address of property owner:
BARBARA E. LEE
3040 NED SHELTON ROAD
NASHVILLE, TN 37217

True Copy Certification

I, Amanda Muller, 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.

Amanda Muller
Signature

State of Maryland
County of Montgomery

Personally appeared before me, Victoria Robinson, a notary public for this county and state, Amanda Muller who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Victoria Lee Robinson
Notary Signature

My Commission Expires: 01/14/2024

VICTORIA LEE ROBINSON
Notary Public
Prince George's County, Maryland
My Commission Expires 1/14/2024