Karen Johnson Davidson County
Batch# 524630 **DEEDWARR**
12/04/2020 10:00:39 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20201204-0141031

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2020

Notary Public

MY COMMISSION EXPIRES: 4/13/24

(AFFIX SEAL)

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KAYLA TABOR

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elaine Pearce	New Owner	149-02-0F-007.00-CO
(NAME)	(NAME)	
112 Shiaway Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JUDE T. LENAHAN, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ELAINE PEARCE, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of Raven's Retreat formerly Vale Ridge Townhomes as described in Exhibit "B" and the declaration of covenants, conditions and restrictions for Raven's Retreat of record as Instrument No. 20120606- 0049559, together with all interest appurtenant to said unit as described therein.

Being the same property conveyed to Joan O. Lenahan and Jude T. Lenahan, as joint tenants with right of survivorship by Deed dated June 6, 2013 from J2K Builders, LLC, recorded June 7, 2013, in Instrument Number 201306070057817, corrected in Affidavit 20130718-0074107 in the Official Records of Davidson County, Tennessee. Being the same property further conveyed to Jude T. Lenahan, married by Deed from Joan O. Lenahan and Jude T. Lenahan, as joint tenants with right of survivorship, recorded on 12/4/2020, of record in Instrument No. 20201204-0141030, said Register's Office. NOTE: the property has not been the marital residence of either Joan O. Lenahan or Jude T. Lenahan.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 112 Shiaway Court, Nashville, TN 37217

LT&E File #17371

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 1st day of December, 2020

Jude T. Lenahan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of December, 2020, before me personally appeared Jude T. Lenahan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of December, 2020.

Notary Signature
My commission expires: 11/14/21

TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

LT&E File #17371