WARRANTY DEED

MCLEOD-H20578

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th DAY OF December, 2020.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Brendan McLeod and Hanah Saxton, joint tenants with right of survivorship	CHASE BANK USA, N.A.	083.13-0-196.00
1312 Boscobel Street	300 TICE BLVD	
Nashville, TN 37206	WOODCLIFF, NJ 07677	

Karen Johnson Davidson County
Batch# 528033 **DEEDWARR**
12/09/2020 10:55:48 AM 2 pgs
Fees: $13.00 Taxes: $1,579.90

20201209-0143542

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, I/we, ELIZABETH ANNE SORENSEN AND TRENT SORENSEN, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BRENDAN MCLEOD AND HANAH SAXTON, joint tenants with right of survivorship, hereinafter called the Grantee(s), 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 part of Lot No. 155 on the Plan of East Edgefield, now a part of the City of Nashville, which is recorded in Book 21. page 147, Register's Office for Davidson County, Tennessee.

Being 50 feet off the west side of Lot No. 155, beginning on the south side of Boscobel Street, formerly Magnolia Street at a point 33 feet from the southeast corner of Boscobel Street or Magnolia Street and 14th Street and running southwardly 170 feet to a 16 foot alley; thence with the said alley westwardly 50 feet; thence at right angles northwardly 170 feet to Boscobel or Magnolia Street; thence eastwardly with the south side of Boscobel or Magnolia Street, 50 feet to the beginning.

Being the same property conveyed to Elizabeth Ann Sorensen, married by deed from Peter P. Roze, unmarried, dated 06-15-2012 and recorded on 06-19-2012, of record in Doc. No. 20120619-0053686, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1312 Boscobel Street, Nashville, Tennessee 37206 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 7th day of December, 2020 :

Elizabeth Anne Sorensen

Trent Sorensen

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named ELIZABETH ANNE SORENSEN AND TRENT SORENSEN, WIFE AND HUSBAND, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 7th day of December, 2020.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023