Karen Johnson Davidson County
Batch# 530073 DEEDWARR
12/11/2020 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20201211-0145288

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2800TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE

Notary Public

Commission Expiration:

4-17-2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Sarah Light and Benjamin Mercer 408B Scott Ave. Nashville, TN 37206	SAME AS NEW OWNER.	083 02 0S 002.00CO

WARRANTY DEED

FOR AND IN 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, **Elizabeth Anne Uram, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN EDWARD MERCER AND SARAH ELOISE LIGHT, HUSBAND AND WIFE** 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:

Property known as 408B Scott Ave. Nashville, TN 37206, County of Davidson to wit:

Land in Davidson County, Tennessee, being Unit 408B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 408 Scott Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180822-0083264 and being shown on Plat attached thereto as Exhibit "B', in the Register' s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elizabeth Anne Uram, unmarried, by deed from Jenkins Development Company, LLC dated 05/20/2019 filed and recorded 05/21/2019 of record as Instrument No. 20190521-0048124, said Register's Office.

Tax Map and Parcel ID is as follows 083 02 0S 002.00CO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 408B Scott Ave., Nashville, TN 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 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.

LTE File No.: 20-2800TN

Witness my hand this 30th day of November, 2020.

Elizabeth Anne Uram

STATE OF ~~TENNESSEE~~ Pennsylvania MAJ 11/30/20
COUNTY OF ~~DAVIDSON~~ Chester MAJ 11/30/20

On this 30th day of November, 2020. before me personally appeared **Elizabeth Anne Uram**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 30th day of November, 2020.

Matthew F. Juliano
Notary Public

Commission Expiration: 10/08/2024

Commonwealth of Pennsylvania - Notary Seal
Matthew F. Juliano, Notary Public
Delaware County
My commission expires October 8, 2024
Commission number 1382220
Member, Pennsylvania Association of Notaries

LTE File No.: 20-2800TN

True Copy of Certification

I, Ariel Pearl, do hereby make oath that I am a licensed attorney and/or 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 executed and authenticated according to law.

Ariel Pearl

State of Tennessee
County of Williamson

Personally appeared before me, Emily Crowder, a notary public for this county and state, Ariel Pearl, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

EMILY CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Emily Crowder, Notary Public

My Commission Expires on 8/2/24