WARRANTY DEED

Karen Johnson Davidson County
Batch# 539897 DEEDWARR
12/22/2020 09:39:06 AM 2 pgs
Fees: $13.00 Taxes: $1,479.63

20201222-0151864

G-RR-20-5012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-24-21
(AFFIX SEAL)

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)
Larissa Rocha Santos		
(NAME)	(NAME)	**147-10-0-136.00**
5012 Edmondson Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **LIAM MCLEOD, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LARISSA ROCHA SANTOS, A SINGLE PERSON,** 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, Tennessee, being Lot No. 1A on the Plan of The Plan of Section One, Parkview Estates of record in Plat Book 3300, Page 87, 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 Liam McLeod, a married man by Warranty Deed from Doris E Petway of record in Instrument No. 20180410-0033837 Register's Office for Davidson County, Tennessee, dated April 09, 2018 and recorded on April 10, 2018.

The above described property was investmen property and has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 87, Register's Office for Davidson County, Tennessee.
- Easement(s) as set forth in Instrument No. 2090618-0058562, Register's Office for Davidson County, Tennessee.
- Easement(s) as set forth in Book 3465, Page 623, Register's Office for Davidson County, Tennessee. Restrictions in said document have since expired.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5012 Edmondson Pike, Nashville, Tennessee 37211**.

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 18th DAY OF DECEMBER, 2020.

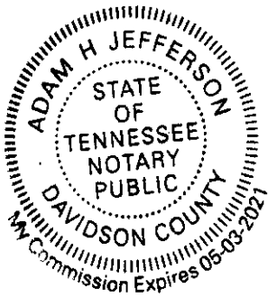
Liam McLeod

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LIAM MCLEOD, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of December, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



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