Karen Johnson Davidson County
Batch# 544606 DEEDWARR
01/04/2021 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20210104-0000636

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#3169-14

ADDRESS NEW OWNER:
Nagy Moura
2841 Lake Forest Drive
Nashville, TN 37217

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SWBC
9311 San Pedro #100
San Antonio TX 78216

Parcel ID:
136-10-0A-035.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Meganne Kelly and Elizabeth Kelly,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Nagy Moura, a married man,** hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
>
> Land in Davidson County, Tennessee, being all of Lot No. 14 Condominium Site Plan Lots 11-14, 57-62, Section Three Priest lake Forest as shown by plat appearing of record in Plat Book 5800, page 161 amended in Book 5800, page 263, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.
>
> Being the same property conveyed to Meganne Kelly and Elizabeth Kelly by Deed dated September 4, 2018 from Scott W. Mitchell and Amber R. Mitchell, husband and wife, recorded September 7, 2018, in Instrument Number 20180907-0088947, in the Official Records of Davidson County, Tennessee.

This is improved property known as 2841 Lake Forest Drive, Nashville, TN 37217. Possession is to be given on December 23, 2020.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 24th day of December, 2020.

Meganne Kelly

Elizabeth Kelly

STATE OF Maine)
COUNTY OF Washington)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Meganne Kelly and Elizabeth Kelly**, the bargainors, 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 office this 24 day of December, 2020.

NOTARY PUBLIC

My Commission Expires: 3/26/25

TERRY RIER
Notary Public
State of Maine
My Commission Expires
March 26, 2025

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$145,000.00**.

AFFIANT

Subscribed and sworn to before me on this 24th day of December, 2020.

NOTARY PUBLIC

My Commission Expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 03/10/2021
COUNTY OF WILSON

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY