WARRANTY DEED

Karen Johnson Davidson County
Batch# 544792 DEEDWARR
01/04/2021 03:20:59 PM 2 pgs
Fees: $13.00 Taxes: $1,868.50

20210104-0000902

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $505,000.00.

Liz Hicks
AFFIANT

Subscribed and sworn to before me this the 30th day of December, 2020.

Christy W. Ivey
NOTARY PUBLIC

My commission expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 20-1233 MILLER *(AFFIX SEAL)*

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alyssa Jean Miller and Spencer Alan Roemer	F&M Bank	
(NAME)	(NAME)	
513 W Bend Drive	50 Franklin Street	091-13-1L-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Clarksville TN 37040	
(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, I, **Jace Properties, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alyssa Jean Miller and Spencer Alan Roemer, wife and husband**, 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 A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes At 515 West Bend Drive , a Horizontal Property Regime with Private Elements of record as Instrument No. 20191227-0133458 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 a portion of the same property conveyed to Betty L. Bull by Warranty deed from John T. Russell, unmarried of record in Instrument No. 20021204-0149444 Register's Office for Davidson County, Tennessee, dated November 27, 2002 and recorded on December 04, 2002, Affidavit of Heirship in Instrument No. 20190925-0097633 and Instrument No. 20190925-0097634 and Estate of Betty Louise Bull, Case No. 19P1212.

Being a portion of the same property conveyed to Jace Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Misty Dawn Ottman and Crystal Fawn Smith, as Administrators of Estate of Betty Bull and Heirs at law of record in Instrument No. 20191227-0133457 Register's Office for Davidson County, Tennessee, dated December 20, 2019 and recorded on December 27, 2019..

DESIGNATED as Tax ID: 091-13-1L-001.00-CO

This is
unimproved ☐
improved ☒ property known as 513 W Bend Drive, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this the 30th day of December, 2020.

Grantor:
Jace Properties, LLC, a Tennessee Limited Liability Company

By: _____ member
Christopher Thomas, Member

By: _____ Member
Tara Thomas, Member

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Thomas and Tara Thomas, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that they are members of **Jace Properties, LLC,** a Tennessee limited liability company, the makers, that they are authorized by the makers to execute the within instrument on its behalf, and who acknowledged that they executed the within instrument, on behalf of the makers, for the purposes therein contained. Witness my hand and official seal, this the 30th day of December, 2020

Kristi McCoy
Notary Public

My Commission Expires:
3/25/2023

KRISTI McCOY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY