WARRANTY DEED

Karen Johnson Davidson County
Batch# 561676 DEEDWARR
01/26/2021 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $936.10
20210126-0011704

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/6/21
(AFFIX SEAL)

FRANK M. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Daniel Jetton	Daniel Jetton	Parcel ID: 108 04 0 012.00
(NAME)	(NAME)	
837 Ember Lake Drive	3605 Nebraska Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joseph B. Lavender, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel Jetton, married**, 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:

Being all of Lot No. 32, on the Plan of Section Two, Larchwood, according to the plat thereof, recorded in Plat Book 5200, Pages 207 and 208, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Joseph B. Lavender (a/k/a/ Joseph Brown Lavender), by Quitclaim Deed from Amy Lavender (a/k/a/ Amy Chaney Lavender), of record in Instrument No. 20130205-0011891, in the Register's Office of Davidson County, Tennessee, dated February 05, 2013 and recorded on February 05, 2013.

Being the same property conveyed to Joseph B. Lavender and wife, Amy Lavender, by Quitclaim Deed from Joseph B. Lavender, of record in Instrument No. 20060224-0021720, in the Register's Office of Davidson County, Tennessee, dated February 10, 2006 and recorded on February 24, 2006.

Being the same property conveyed to Joseph B. Lavender, unmarried, by Warranty Deed from M. D. Southerland and wife, Patty L. Southerland, of record in Instrument No. 20010618-0064511, in the Register's Office of Davidson County, Tennessee, dated June 08, 2001 and recorded on June 18, 2001.

Jessie Lavender joins in the execution of this deed to convey any interest she might have in the above described property, particulary any marital interest.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 837 Ember Lake Drive, Nashville, TN 37214

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 our hands this 18th day of January, 2021

Joseph B. Lavender

Jessie Lavender

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Joseph B. Lavender and Jessie Lavender, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes ~~therein contained~~.

Witness my hand and official seal, this the 18th day of January, 2021.

Notary Public

My Commission Expires:

(SEAL)

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Certificate of Authenticity

I, Kathleen Robson Gordon, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022