WARRANTY DEED

Karen Johnson Davidson County
Batch# 566360 DEEDWARR
02/03/2021 09:39:36 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20210203-0015306

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$410,000.00**.

Affiant

Subscribed and sworn to before me, this the 28th day of January, 2021.

Stacey Denson Palmer
Notary Public

My commission expires: _____
(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/03/2023
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Blaise Roberts **Andrew McPherson**	Supreme Lending	**Map 133-04-0 Parcel 059.00**
1002 Antioch Pike	14801 Quorum Dr	
Nashville, TN 37211	#300 Dallas TX 75254	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Larissa Lentile, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Blaise Roberts and his husband, Andrew McPherson

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 Lot No. 1 on the Final Plat of Lentile 3 Lot Subdivision, of record in Instrument No. 20180430-0040699, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Larissa Lentile, unmarried, by Deed dated June 30, 2017 from Lillian Machado, unmarried, of record in Instrument No. 20170711-0069540, Register's Office for Davidson County, Tennessee and Scrivener's Affidavit dated January 17, 2018 of record in Instrument No. 20180412-0034552, said Register's Office.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20180430-0040699, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4298, Page 670, Register's Office for Davidson County, Tennessee. (3) Subject to the flow of a creek across the front portion of said lot. (4) Shared Driveway and Access Easement Agreement of record in Instrument No. 20201012-0118336, said Register's Office. (5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **1002 Antioch Pike, Nashville, TN 37211**

Return to:
Indy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: C-SB-VRES 21-1002

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 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/our hand(s) this 28th day of January, 2021.

Larissa Lentile

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Larissa Lentile,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **January, 2021.**

Notary Public

My Commission Expires: 10-7-23

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.