Karen Johnson Davidson County
Batch# 578844 DEEDWARR
02/25/2021 12:18:14 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20210225-0023982

CHELSEA L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $350,000.00. Affiant Subscribed and sworn to before me, this 17th day of February, 2021. Notary Public Chelsea L. Moore My commission expires: 10-02-2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Joshua Bevell	newowner	071-07-0-047.00
221 Duke Street		
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jordan Lee Lentz, an unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Joshua Bevell, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County being the Westerly one-half of Lot No, 86 on the plan of J.B. Haynie's Oriental Subdivision as of record in Book 161, Page(s) 26 and 27, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Said part of Lot No. 86 fronts 50 feet on the Northerly side of Duke Street and extends back between parallel lines 140 feet to an alley.

Being the same property conveyed to Jordan Lee Lentz, an unmarried woman by Warranty deed from Loewen Pride Properties, LLC, a Nevada Limited Liability Company of record in Instrument No. 20170418-0037380 Register's Office for Davidson County, Tennessee, dated April 13, 2017 and recorded on April 18, 2017.

Return to:
Rudy Title and Escrow, LLC
3012 21st Avenue South
Nashville, TN 37212
File # R-VRES-26-021

SP 11/2015

This is improved property known as **221 Duke Street, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 17th day of February, 2021.

Jordan Lee Lentz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jordan Lee Lentz, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~he~~/she/~~they~~ executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 17th day of February, 2021.

Notary Public Chelsea L. Moore
My Commission Expires: 10-02-2023

SolomonParks File No. 21-000043-526

