Karen Johnson Davidson County
Batch# 581577 DEEDWARR
03/02/2021 01:05:28 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00



20210302-0026632

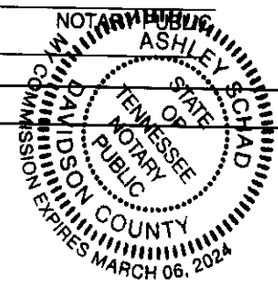
STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $550,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th day of February, 2021.

NOTARY PUBLIC

My commission expires:



Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Dane Schmidt	New owner	52-13-31.00
(NAME)	(NAME)	
2525 Miami Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Patricia G. Lekki and husband, Jason A. Lekki,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Dane Schmidt*** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

*an unmarried man

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of McCauley's Subdivision of part of Lot No. 7 on the Robert Young Farm of record in Plat Book 547, Page 123, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 8 fronts 50 feet on the westerly margin of Miami Avenue (as widened) and runs back between parallel lines measuring 215 feet more or less to a dead line in the rear.

Being the same property conveyed to Patricia G. Lekki and husband, Jason A. Lekki by Deed from Brian J. Anthony and Rachelle C. Anthony dated 12/31/2010 of Record in Instrument Number 20110106-0001754, Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 2525 Miami Avenue, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 17th day of February, 2021.

Patricia G. Lekki

Jason A. Lekki

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia G. Lekki and Jason A. Lekki, the herein bargainor, 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.

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

Notary Public
My Commission Expires: 4/20/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122