Karen Johnson Davidson County
Batch# 604485 DEEDWARR
03/31/2021 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20210331-0042573

WARRANTY DEED

This Instrument was prepared by
and return to:
Tracey P. Malone, Attorney
2850 Bartlett Rd.
Bartlett, TN 38134

THIS INDENTURE, made and entered into as of the 31st day of March, 2021, by and between Charles E. Rich, a married man, hereinafter referred to as Grantor, and Michael R. Deming and Elizabeth Batson Deming, husband and wife, hereinafter referred to as Grantees.

WITNESS: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantees the following described real estate, to wit:

> Land in Davidson County, Tennessee, being Lot 4, as shown on the map entitled the Plan of Lakeland, of record in Book 2133, Page 15, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate property description.
>
> Said Lot No. 4 fronts 98 feet on the northerly side of Lakeland Drive and extends back 235 feet on the easterly line and 255 feet on the westerly line to a dead line, measuring 99.9 feet thereon.

Being the same property conveyed to Grantor herein by Quit Claim Deed of record at Instrument Number 20090630-0060891, in the Register's Office of Davidson County, Tennessee. That neither the said Charles E. Rich, nor his spouse, have ever resided in this property as their marital home.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except, any taxes not yet due, but constituting a lien which are assumed by Grantee; subdivision restrictions, building lines and easements of record including Plat Book 2133, Page 15, Restrictive Covenant at Book 2084, Page 23, and Easement at Book 1060, Page 261, all in the Register's Office of Davidson County, Tennessee, and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all person.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Charles E. Rich

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 16th day of March 2021, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Charles E. Rich, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Notary Public
Commission Expiration: 05-01-21

MEELAD H HANNA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

* *

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$260,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31st day of MARCH, 2021.

Notary Public
Commission Expiration:

ZANA C PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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Return to:	Send Tax Bills To:	Property Address & Owner:
Tracey P. Malone	Michael R. Deming &	Michael R. Deming &
2850 Bartlett Road	Elizabeth Batson Deming	Elizabeth Batson Deming
Bartlett, TN 38134	~~2550 Lakeland Dr.~~	~~2550 Lakeland Dr.~~
	~~Nashville, TN 37214~~	~~Nashville, TN 37214~~
	4657 Hessey Rd.	**4657 Hessey Rd.**
	Mt. Juliet, TN 37122	**Mt. Juliet, TN 37122**

Parcel # 095-12-0-083.00
Property Address: 2550 Lakeland Dr., Nashville, TN 37214

True Copy Certification

I, Anita Lester, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.