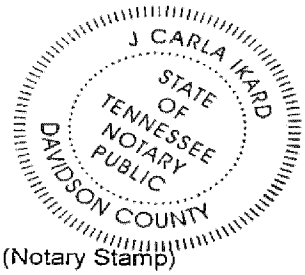
Karen Johnson Davidson County
Batch# 605882 DEEDWARR
04/05/2021 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20210405-0043631



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $760,000.00.

Affiant

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

Notary Public

My commission expires: 1-3-23

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Partners In Buildings LLC, a Tennessee limited liability company	**Partners In Buildings LLC, a Tennessee limited liability company**	**131-11-0-073.00**
2901 W. Sam Houston Pkwy N. Suite C250	**2901 W. Sam Houston Pkwy N. Suite C250**	
Houston, TX 77043	**Houston, TX 77043**	

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, we,

Michael J. Lemming and Megan E. Ernst Lemming, husband and wife

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

Partners In Buildings LLC, a Tennessee limited liability company

(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, Tennessee, being Lot No. 31 on the Plan of Section 1, Seven Hills of record in Plat Book 2133, Page 81 and 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 31 fronts 189 feet on the east Side of Belmont Park terrace and runs back between lines, 238.7 feet on the North Line and 243.9 feet on the South line to a dead line in the rear which is a broken line on which it measures 189.6 feet.

Being the same property conveyed to Michael J. Lemming and Megan E. Ernst Lemming, Joint Tenants by Warranty deed from Regions Bank f/k/a AmSouth Bank, Trustee of The Morgan Family U/W/O Laurabel B. Morgan of record in Instrument No. 20161115-0120319 Register's Office for Davidson County, Tennessee.

This is improved property known as **4618 Belmont Park Terrace, Nashville, TN 37215.**

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 26th day of March, 2021.

Michael J. Lemming

Megan E. Ernst Lemming

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Michael J. Lemming and Megan E. Ernst Lemming, 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 26 day of March, 2021.

Joanne Hundl-Booher
Notary Public
My Commission Expires: 11-1-2024

JOANNE HUNDL-BOOHER
Notary Public, State of Texas
Comm. Expires 11-01-2024
Notary ID 126567927

SolomonParks File No. 21-000042-524

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)