WARRANTY DEED

Karen Johnson Davidson County
Batch# 615703 DEEDWARR
04/15/2021 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20210415-0050260

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $615,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/13/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-18-22

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-3638

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ryann Lalli	CMG Mortgage Inc	061-14-0-211
802 Oak Street	3160 Crow Canyon Rd Ste 400	
Nashville, TN 37216	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Taft Laster and Anita Laster, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryann Lalli, a married woman

HEREINAFTER CALLED THE GRANTEE(S), 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 part of Lot No 74 on the Plan of Maplewood Home Tract as of record in Book 421, page 174, Register's Office for said County and being more particularly described as follows:

Beginning in the dividing line between Lots Nos. 73 and 74 at a point 335 feet west of the westerly margin of Bums Street, said point being the southwesterly corner of a tract conveyed to Jesse H. Read et ux, by deed from Jesse Read a al, of record in Book 5388. page 644, said Register's Office; thence westwardly 100 feet along said dividing line to a point, being the southeasterly corner of a tract conveyed to James H. Rimlinger et ux, by deed from Jesse Read et al, of record in Book 5388, page 642, said Register's Office; thence in it northerly direction approximately 201 feet to a point in the dividing line between Lots Nos. 74 and 75, said point being the southwesterly corner of a lot conveyed to Lonas C. Hines et ux, by deed from Charles Phillips and E. R. Philips, of record in Book 2333, page 203 said Register's Office; thence castwardly 100 feet along Hines southerly boundary to a point, being Hines southeasterly corner; thence in a southerly direction approximately 201 fret to the point of beginning.

Being a poration of the same property conveyed to Taft Laster and Anita Laster, husband and wife by Warranty deed from Urban Dwell Homes, L.P., a Tennessee Limited Partnership of record in Instrument No. 20170508-0045357 Register's Office for Davidson County, Tennessee, dated May 05, 2017 and recorded on May 08, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 802 Oak Street Nashville, TN 37216

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 in 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 hand on April 13, 2021}.

Taft G Laster

Taft Laster

Anita C Laster

Anita Laster

STATE OF Florida

COUNTY OF Lake

Personally appeared before me, a Notary Public of said County and State, Taft Laster and Anita Laster, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained. DRIVER LICENSE

Witness my hand and official seal, this April 13, 2021.

NIA A HAMILTON
Notary Public - State of Florida
Commission # HH27454
Expires on August 3, 2024

Nia A Hamilton

Notary Public Nia A Hamilton

My Commission Expires: 08/03/2024

HH27454

Notarized online using audio-video communication

File #: 2021-3638

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

