THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **298,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2021. Notary Public MY COMMISSION EXPIRES: 9.2.2024 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 630864 DEEDWARR
05/06/2021 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,102.60
20210506-0061326

KRISTIN DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cornelia Overton	SWBC	MAP 071-15-0-
1220 North 2nd Street	9311 San Pedro Ave., Suite 100	PARCEL 320.00
Nashville, TN 37207	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jesse Lafser, unmarried**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cornelia Overton, Unmarried Woman**

HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 128 on the Map of Sharpe and Horn's Second Subdivision of the Lindsley Property in Northeast Nashville, of record in Book 161, page 53, Register's Office for said County.

Said Lot No. 128 fronts 50 feet on the Westerly side of North Second Street and runs back between parallel lines, 145 feet to an alley in the rear.

Being the same property conveyed to Jesse Lafser, unmarried by Warranty deed from Michael W. Cothern, married of record in Instrument No. 20180427-0040029 Register's Office for Davidson County, Tennessee, dated April 26, 2018 and recorded on April 27, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1220 North 2nd Street, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE, her 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 this the 5th day of May, 2021.

Jesse Lafser by Theo Antoniadis, Attorney in fact

Jesse Lafser by Theo Antoniadis, Attorney-in-Fact

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 **Theo Antoniadis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Jesse Lafser**, as her Attorney in Fact, as the free act and deed of the within named **Jesse Lafser**.

Witness my hand and official seal this the 5th day of May, 2021.

My Commission expires 1-8-24

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON