**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**1620 Westgate Circle, Ste 150**
**Brentwood, TN 37027**

**CRT File No. 210434594**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: ~~$400,000.00~~ $385,000.00

Affiant

Subscribed and sworn to before me, this 14th day of May, 2021.

Notary Public
My Commission Expires: 02/22/2022

HEATHER TIANEN NOTARY PUBLIC COMMISSION EXPIRES FEB. 22, 2022 STATE OF WASHINGTON

Karen Johnson Davidson County
Batch# 639098 DEEDWARR
05/18/2021 03:22:13 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20210518-0067367

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Elizabeth McLain<br>2314 24th Avenue North<br>Nashville TN 37208 | New Owner | Tax Parcel ID No.<br>081 02 0 068.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leah Festa, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth McLain**, ("Grantees"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Buena Vista Heights Addition of record in Plat Book 161, Page 19, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leah Festa, Unmarried, by Warranty Deed from Living Stones Inc. A Tennessee Non-Profit Corporation, of record in Instrument No. 20170426-0040837, in the Register's Office of Davidson County, Tennessee, dated April 21, 2017 and recorded on April 26, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Buena Vista Heights Addition, as recorded in Plat Book 161, Page(s) 19.

This is improved property located at 2314 24th Avenue North Nashville TN 37208

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 14th day of May, 2021.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # DOC-SB-TAC-21-2314

Leah Festa

STATE OF WA )
COUNTY OF Clark )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leah Festa, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of May, 2021.

Notary Public
My Commission Expires: 02/22/2022

