Karen Johnson Davidson County
Batch# 655726 DEEDWARR
06/14/2021 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20210614-0079475

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-16-2022
(AFFIX SEAL)

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1139 NW Broad St. Suite 101
Murfreesboro, TN 37129

13-NSH21-01733

Address of New Owner:	Send Tax Bills to:	Tax Information:
Laura Rose Schaefer 889 W. Sharpe Ave Nashville, TN 37206	New Owner	082-04-0-184.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeremy Lee London, an unmarried man and Elyse Alexandra Shearer, an unmarried man** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Laura Rose Schaefer, an unmarried woman** hereinafter called the Grantees, their successors 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. 72, on the plan of Map of Thornby Place, as shown by plat of record in Book 332, Page 3, 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. 72 fronts 50 feet on the northerly side of Osage Avenue and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Rise Remods, LLC, a Colorado Limited Liability Company by deed from Mario Andre Fields and Helen R. Johnson, dated March 7, 2019, recorded March 21, 2019, of record in Instrument No. 20190321-0025532, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jeremy Lee London and Elyse Alexandra Shearer by deed from Rise Remods, LLC, a Colorado Limited Liability Company, dated September 26, 2019, recorded October 3, 2019, of record in Instrument No. 20191003-0101212, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 889 W. Sharpe Ave, Nashville, TN 37206

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, their heirs, successors and assigns, forever. Grantors covenant

with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 4th day of June, 2021

Jeremy Lee London

Elyse Alexandra Shearer

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 4th day of June, 20 21, before me personally appeared Elyse Alexandra Shearer and Jeremy Lee London, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 4-16-2022

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022

True Copy Certification

I, Robin Zaleski, 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 Rutherford

Personally appeared before me, Shelly M. Walling, a notary public for this county and state, Robin Zaleski who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022

My Commission Expires: 4/16/2022