2nd

Karen Johnson Davidson County
Batch# 655959 DEEDWARR
06/14/2021 12:23:24 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20210614-0079813

WARRANTY DEED

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June 2021.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: My Commission Expires January 23, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 162
James J Reese, Jr.	New Owner	GROUP 06 0
844 Marymont Drive	844 Marymont Drive	PARCEL 328.00
Nashville, TN 37221	Nashville, TN 37221	

For and in 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, we,

Jeremaih Leets, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

James J Reese, Jr.

Hereinafter called the grantees, 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 Lot No. 12 on the Plan of Beas Estates, Section One, as of record in Plat Book 4460, Page 154, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeremaih Leets, unmarried by deed from Fannie Mae a/k/a Federal National Mortgage Association dated August 15, 2014 and recorded in Instrument no. 20140825-0077491 said Register's Office.

This conveyance is made subject to the following:
1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **182 Delvin Drive, Nashville, Tennessee 37013**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and assigns, forever; and we do covenant with 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 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 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 and official seal at office this 7th day of June, 2021.

Jeremiah Leets

AMANDA E. LEETS JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, HOMESTEAD, AND/OR INTEREST PURSUENT TO T.C.A. CODE 26-2-301, A,B AND D, IN AND TO SAID PROPERTY WHICH SHE MAY HAVE MARITAL OR OTHERWISE, HAVING RECIEVED PAYMENT IN FULL, DOES HEREBY QUITCLAIM ABSOLUTE TO SAID GRANTEE.

WITNESS my hand and official seal at office this 7th day of June, 2021.

Amanda E Leets

AMANDA E. LEETS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jeremiqh Leets, with whom I am personally acquainted, (or who 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.

Witness my hand, at office, this 7th day of June, 2021.

NOTARY PUBLIC

My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, AMANDA E. LEETS with whom I am personally acquainted, (or who 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.

Witness my hand, at office, this 7th day of June, 2021.

NOTARY PUBLIC

My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027