Karen Johnson Davidson County
Batch# 657162 DEEDWARR
06/15/2021 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20210615-0080844

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 03-17-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC Green Hills, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brendan McDevitt and Miranda Crump	Geneva Financial, LLC	Parcel ID: 11903013900
(NAME)	(NAME)	
216 Dodge Drive	3155 South Price Rd., STE 105	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Chandler, AZ 85248	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Andrea Lemly, F/K/A Andrea Hirst, and Benjamin Lemly, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brendan McDevitt, an unmarried man, and Miranda Crump, an unmarried woman, as tenants in common with rights of survivorship**, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Number 3, on the Plan of Section II, Mertie Milwee, as of record in Plat Book 3842, page 113 of Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Said Lot Number 3 fronts 76.95 feet on the easterly side of Dodge Drive and extends back 300 feet on the northerly line and 333.05 feet on the southerly line, to Interstate 24 and measures 54.67 feet thereon.

Being the same property conveyed to Andrea Hirst, an unmarried woman, and Benjamin Lemly, an unmarried man, as tenants in common with rights of survivorship, By Warranty Deed from 1 Public Homes, LLC a Tennessee

limited liability company dated October 05, 2018 recorded October 08, 2018, of record as Instrument No. 20181008-0099561 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 216 Dodge Drive, Nashville, TN 37210

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 our hands this 10th day of June, 2021

Andrea Lemly

Benjamin Lemly

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Andrea Lemly, F/K/A Andrea Hirst, and Benjamin Lemly, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of June, 2021.

Notary Public

My Commission Expires: 03/17/24

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.