This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-12417-SL

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Affiant

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

Notary Public
My Commission Expires

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 659187 DEEDWARR
06/17/2021 11:36:06 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20210617-0081953

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Number(s)
Anthony Torna and Kimberly McAdams 4603A Lealand Lane Nashville, TN 37220	New Owner	132-09-0-[illegible]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **John Fogaros and Melissa Fogaros, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kimberly McAdams and Anthony Torna, wife and husband** hereinafter called the Grantee(s), his/her/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 Unit 2 of The Estates of Lealand, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for The Estates of Lealand, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements of record in Instrument Number 20100825-0067369, Register's Office for Davidson County, Tennessee, as amended in First Amendment of record in Instrument Number 20101004-0079252, said Register's Office and Second Amendment of record in Instrument Number 20101007-0080659, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Estates of Lealand, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument Number 20100825- 0067369, as amended in Instrument Number 20101004-0079252, and amended in Instrument Number 20101007-0080659, and ByLaws appended thereto as Exhibit "D", said Register's Office, are incorporated hereby reference and made a party hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to John Fogaros and Melissa Fogaros, husband and wife, by Warranty Deed from Richard C. Tomichek, Jr. and Leslie M. Tomichek, husband and wife, of record in Instrument No. 20140903-0080211, Register's Office for Davidson County, Tennessee, dated August 29, 2014 and recorded on September 3, 2014.

This is X improved or ☐ unimproved property located at: **4603A Lealand Lane, Nashville, TN 37220**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 June, 2021.

GRANTOR:

John Fogaros

Melissa Fogaros

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Fogaros and Melissa Fogaros, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of June, 2021.

Notary Public
My Commission expires: _____

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024