Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 663342 DEEDWARR
06/23/2021 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,071.63
20210623-0085121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $559,900.00.

Affiant

Subscribed and sworn to before me this 17th day of June, 2021.

Notary Public
My Commission Expires: 3/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

2021-312

Address of New Owner:	Send Tax Bills to:	Tax Information:
Suzette Anne Pace & Blake Andrew Pace	Data Mortgage, Inc. dba Essex Mortgage	
712 Melpark Drive	2200 West Orangewood Ave., Suite 150	105-14-0N-008.00-CO
Berry Hill, TN. 37204	Orange, CA 92868	

WARRANTY DEED

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

Raymond Johnson, a single man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Suzette Anne Pace, an unmarried woman and Blake Andrew Pace, an unmarried man, tenants in common with rights of survivorship

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land situated in Davidson County, Tennessee, being Unit 8, as established in Declaration of Covenants, Conditions and Restrictions for Melpark Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151222-0128613, as amended by Instrument No. 20160106-0001307, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Declaration reference is hereby made for a more particular description of said property.

Being the same property conveyed to Raymond Johnson by Special Warranty Deed from Melpark Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20160919-0098550 Register's Office for Davidson County, Tennessee, dated September 16, 2016 and recorded on September 19, 2016.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **712 Melpark Drive, Berry Hill, TN 37204.**

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 17th day of June, 2021.

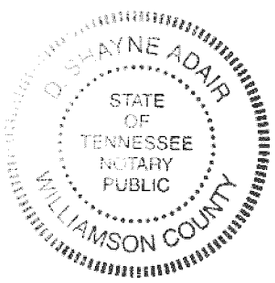
Raymond Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond Johnson, with whom I am personally acquainted (or 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 and official seal at Nashville, Tennessee, this 17th day of June, 2021.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY