Karen Johnson Davidson County
Batch# 673572 DEEDWARR
07/08/2021 03:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210708-0092453

Commitment Number: TN21103866

After Recording, Send To:

Boston National Title Agency
400 Rouser Road
Coraopolis PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170. File Number: TN21103866.

New Property Owner/Mail Tax Statements To:
Angela M. Lex and **Nicholas Jay**, 3105 Harborwood Dr. Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
108 12 0B 008.00

GENERAL WARRANTY DEED

Angela M. Lex and **Nicholas Jay, who acquired title as Nicholas Hand,** wife and husband, hereinafter grantors, whose tax-mailing address is **3105 Harborwood Dr. Nashville, TN 37214,** for $1.00 (One Dollar and Zero Cents) in consideration paid, grant, with general warranty covenants to **Angela M. Lex** and **Nicholas Jay**, wife and husband, hereinafter grantees, whose tax mailing address is **3105 Harborwood Dr. Nashville, TN 37214**, the following real property:

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. 5 ON THE PLAN OF HARBORVIEW, PHASE 1-A, SECTION ONE, OF RECORD IN PLAT BOOK 6900, PAGE 583, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. Tax ID: 108 12 0B 008.00 Property Address is: 3105 Harborwood Dr. Nashville, TN 37214

Maximum principal indebtedness for Tennessee recording tax purposes is **0.00**.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **0.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This day of 6-9, 2021.

Affiant

Nicholas Jay
Print Name

TRACEY Y. DIXON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

(Seal)

Notary Public

My commission expires:
9-2-2024

Tracey Y. Dixon
Print Name

Derivation Clause

The instrument constituting the Grantor's source of title in the property described herein

Deed recorded at Instrument No. 20160727-0077118 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 108 12 0B 008.00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on June 9th, 2021.

Angela M. Lex

Nicholas Jay

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 6-9-, 2021 by **Angela M. Lex** and **Nicholas Jay** who are personally known to me or have produced DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

TRACEY Y. DIXON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

TRACEY Y. DIXON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

True Copy Certification
State of Tennessee

I, Joseph P. Vallone, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 22nd, 2021.

Joseph P. Vallone
Affiant Signature

7/6/21
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 6TH day of July, 2021.

J Kathryn Pope
Notary's Signature

Commonwealth of Pennsylvania - Notary Seal
J Kathryne Pope, Notary Public
Allegheny County
My commission expires May 13, 2023
Commission number 1131096
Member, Pennsylvania Association of Notaries

My Commission Expires: 5/13/23

(seal)