Karen Johnson Davidson County
Batch# 676736 DEEDWARR
07/14/2021 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20210714-0094662

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210635747**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $420,000.00. Affiant Subscribed and sworn to before me, this 9th day of July, 2021. Notary Public My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

WARRANTY DEED

Address New Owner: Anthony Thomas Leo 7060 River Road Pike Nashville TN 37209	Send Tax Bills To: Success Mortgage Partners, Inc. 1200 South Sheldon Road, Suite 150 Plymouth, MI 48170	Tax Information: Tax Parcel ID No. 101 00 0 120.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Norman Jay Jeter, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anthony Thomas Leo, a single man,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 8th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the Southerly right-of-way of River Road, the same being the Northeast corner of the Gerald D. Russell property; thence along the right-of-way of said road S 71 deg. 04' 31" E 62.18 feet to an iron pin; thence continuing S 68 deg. 36' 13" E 157.59 feet to an iron pin; thence S 07 deg. 16' 15" W 571.98 feet to an iron pin; thence N 81 deg. 43' 40" W 106.00 feet to an iron pin; thence N 50 deg. 38' 57" W 127.15 feet to an iron pin; thence N 07 deg. 16' 15" E 160.08 feet to an iron pin; thence N 07 deg. 16' 15" E 394.07 feet to the point of beginning, according to a survey of Randolph L. Chapdelaine on 12/06/85.

Being the same property conveyed to Norman Jay Jeter, married, by Cash Deed from Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20080926-0097911, in the Register's Office of Davidson County, Tennessee, dated September 23, 2008 and recorded on September 26, 2008. Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20030606-0078445.

Easement recorded in Book 7604, Page 232.

Sewage Soil Assumption as set forth in instrument recorded in Book 7626, Page 552.

This is improved property located at 7060 River Road Pike Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 9th day of July, 2021.

Norman Jay Jeter by Kate Rosenthal attorney in fact

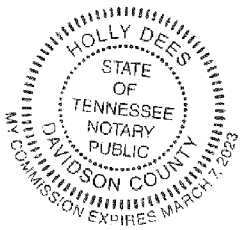
Norman Jay Jeter by Kate Rosenthal as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Norman Jay Jeter and that she is authorized by Norman J. Jeter to execute this instrument on their behalf.

Witness my hand, at office, this 9th day of July, 2021.

_____
Notary Public
My Commission Expires: _____



True Copy Certification

I, Yvette Meldrum, 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 July 9, 2021.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025