WARRANTY DEED

Karen Johnson Davidson County
Batch# 678590 DEEDWARR
07/16/2021 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20210716-0096048

G-SB-VRES-21-1104B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/30/22 (AFFIX SEAL)

NANCY WHITT NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Laura Elizabeth McLean	same as new owner	
(NAME)	(NAME)	
1104 B Haysboro Avenue		**061-03-0-196.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KONNOR AMIS AND LAUREN AMIS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURA ELIZABETH MCLEAN, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the Map of Hayesboro Estates, not of record, described as follows:

Being Lot No. 1 on the Map of Hayesboro Road at the Northeast corner of the property conveyed to William E. Binkley and wife, by deed from Arcena R. Timberlake et al, of record in Book 1422, page 187, Register' s for said County; thence with the Southerly margin of said Road, Eastwardly 65 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, Southwardly 202.2 feet; thence Westwardly 65 feet thence Northwardly 202.2 feet to the beginning.

Being the same property conveyed to Konnor Amis and Lauren Aims, husband and wife by Warranty deed from Keith Adkins and Amelia Adkins of record in Instrument No. 20190225-0016637 Register's Office for Davidson County, Tennessee, dated February 19, 2019 and recorded on February 25, 2019.

This conveyance is subject to:
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form.
- Rights or claims of parties in possession not shown by the public records.
- Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- Taxes or special assessments which are not shown as existing liens by the public records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- Easements or claims of easements not shown by the Public Records.
- If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.
- Taxes for the year 2021, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1104 B Haysboro Avenue, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 12th DAY OF JULY, 2021.

Konnor Amis by Margaret Means as Attorney-in-Fact

Konnor Amis by Margaret Means as Attorney-in-Fact

Lauren Amis by Margaret Means as Attorney-in-Fact

Lauren Amis by Margaret Means 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, MARGARET MEANS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KONNOR AMIS AND LAUREN AMIS, and who acknowledged he/she/they executed the same as the free act and deed of the said KONNOR AMIS AND LAUREN AMIS.

Witness my hand and official seal, this the 12th of July, 2021.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 12, 2021**.

Date

Affiant Signature

July 12, 2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12th** day of **July**, 20**21**.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON