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WARRANTY DEED

Karen Johnson Davidson County
Batch# 684924 DEEDWARR
07/28/2021 08:24:27 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20210728-0101234

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2021

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 05, 2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Toshiko Kelly	Toshiko Kelly	141070B02100CO
(NAME)	(NAME)	
200 Roslyn Court	200 Roslyn Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Stacey Leasure,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Toshiko Kelly** and **Sarah S. Kelly, as tenants in common with right of survivorship,** hereinafter called the GRANTEES, 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 Lot No. 21 on the Plan of Somerset Farms, Section One, of record in Book 7900, Page 357, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven B. Leasure and wife, Stacey L. Leasure by deed dated March 19, 2007 from Premier Equity, LLC, a/k/a Premiere Equity, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20070319-0033010, Register's Office for Davidson County, Tennessee. The said Steven B. Leasure died on January 31, 2020 and is survived by his wife, Stacey L. Leasure

unimproved ☐

This is improved ☑ property, known as 200 Roslyn Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 23rd day of July, 2021.

Stacey Leasure

State of Tennessee
County of Davidson

On this 23rd day of July, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Stacey Leasure, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 23rd day of July, 2021.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 21-Kelly