Karen Johnson Davidson County
Batch# 702210 DEEDWARR
08/20/2021 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20210820-0113156

**WARRANTY DEED**

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

File No. BC-21-1115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: 3-17-2024
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Stuart Falls | New Owner | |
| (NAME) | (NAME) | |
| 512 Lovell Street | | 091-10-0-257.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, I/we, **Max E. Joffe and Kendra H. Oliver, husband and wife, and Mark J. Joffe, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stuart Lemley Falls, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, 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. 8 of Block "A" on the Map of Mrs. S. E. Drake's Subdivision of Block A and J.M. Davidson's Subdivision of Block "B" of Vernon's & Lovell's Holman Heights Plan, of record in Plat Book 332, page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.**

**Being the same property conveyed to Max E. Joffe, unmarried and Kendra H. Oliver, unmarried and Mark J. Joffe, married, as tenants in common with right of survivorship by Warranty deed from MP Enterprises, LLC, a Kentucky Limited Liability Company of record in Instrument No. 20150304-0018871 Register's Office for Davidson County, Tennessee, dated March 02, 2015 and recorded on March 04, 2015.**

**This is property more commonly known as 512 Lovell Street, Nashville, TN 37209.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 20th day of August, 2021.

Max E. Joffe

Kendra H. Oliver

Mark J. Joffe by Max E. Joffe,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of August, 2021, before me personally appeared Max E. Joffe, Kendra H. Oliver, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of August, 2021.

Notary Signature
My commission expires:

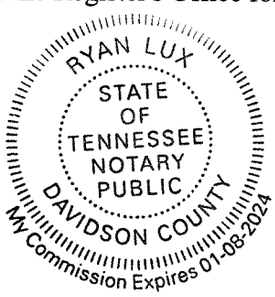



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Max E. Joffe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Mark J. Joffe, and that this instrument was executed on behalf of the said Mark J. Joffe for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book _____, page _____, in the Register's Office for Davidson County, Tennessee. 202108200113155

Witness my hand, at office, this 20th day of August, 2021.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Russell J. McCann, 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 8/20/21.

Date

Affiant Signature

8/20/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of Aug, 2021.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON