WARRANTY DEED

Karen Johnson Davidson County
Batch# 707000 DEEDWARR
08/30/2021 11:57:49 AM 3 pgs
Fees: $18.00 Taxes: $1,089.65

20210830-0116594

File No. BC-21-1190

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CLAIRE R. ULANOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-5-2025

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 NUMBER
Ross Bader	New Owner	
(NAME)	(NAME)	148-05-0D-001.00-CO
355 Leo Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Steven Micah Jensen and Amy Kathryn Armendariz, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ross Andrew Bader, single 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 Unit No. A, as established by Declaration of Covenants, Conditions and Restrictions for 355 Leo Lane Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190716-0069531 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven Micah Jensen and Amy Kathryn Armendariz, a married couple by Warranty deed from P & P Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191024-0109173 Register's Office for Davidson County, Tennessee, dated October 22, 2019 and recorded on October 24, 2019.

This is property more commonly known as 355 Leo Lane, Nashville, TN 37211.

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 26th day of August, 2021.

Steven Micah Jensen

Amy Kathryn Armendariz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of August, 2021, before me personally appeared Steven Micah Jensen and Amy Kathryn Armendariz, 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 26th day of August, 2021.

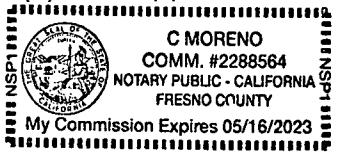
See attached California notary

Notary Signature
My commission expires:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of FRESNO

Subscribed and sworn to (or affirmed) before me on this 26TH day of AUGUST, 2021, by STEVEN MICAH JENSEN AND AMY KATHRYN ARMENDARIZ, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature C Moreno