Karen Johnson Davidson County
Batch# 725045 DEEDWARR
09/28/2021 09:36:30 AM 4 pgs
Fees: $23.00 Taxes: $2,682.50
20210928-0129898

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: August 19, 2024

DENISE RENEE RAMMONDS NOTARY PUBLIC STATE OF TENNESSEE NOTARY SEAL RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stacey Szoszorek, Cosmopolitan Title Agency, LLC, 110 KEYSTONE DRIVE, Richmond, KY 40475

File No.: TN 21-0126

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Paul C DeMichelle and Adrienne S DeMichelle	Paul C DeMichelle and Adrienne S DeMichelle	08310046400
(NAME)	(NAME)	
1813 McEwen Ave	1813 McEwen Ave	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Nashville TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Twenty-Five Thousand And No/100 Dollars ($725,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOSHUA A LECKER AND STACY M LECKER, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL C **DEMICHELE** AND ADRIENNE S **DEMICHELE**, HUSBAND AND WIFE ,AS JOINT TENANTS 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:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☒ property, known as 1813 McEwen Ave, Nashville, TN 37206
(House No.) (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 our hands this 17th day of September, 2021.

Joshua A Lecker

Stacy M Lecker

STATE OF TENNESSEE

COUNTY OF Davidson

On this 17th day of Sept., 20 21, before me personally appeared Joshua A Lecker and Stacy M Lecker, 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 (or person's) free act and deed.

Denise Hammonds

DENISE RENEE HAMMONDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

Printed Name: Denise Hammonds

Serial Number, if any: _____

My Commission Expires: 8/19/2024

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot(s) 37, as shown on the map entitled McEwen Place, of record in Plat Book 332, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOSHUA A. LECKER AND STACY M. LECKER, HUSBAND AND WIFE, by deed from REECE A. RUNNELLS AND ELEANOR E. HAYES RUNNELLS, HUSBAND AND WIFE, of record in Instrument No. 20190423-0037370, dated April 3, 2019, said Register's Office.

Commonly known as: 1813 McEwin Ave, Nashville, TN. 37206
Parcel: 083-10-0-464.00

CERTIFICATE OF AUTHENTICITY

I, Stacey Szoszorek 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 September 17, 2021.
Date

Stacey Szoszorek
Stacey Szoszorek

9/17/2021
Date

STATE OF TENNESSEE

COUNTY OF Davidson

I, , a Notary Public for the County of and State of Tennessee, do hereby certify that personally appeared before me this day and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of (his) (her) knowledge and belief.

Witness my hand and official seal, this the 17th of September, 2021.

Denise Hammonds
Notary Public

My Commission Expires: 8/19/2024

(SEAL)

DENISE HAMMONDS
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY