Name and Address of New Owner:
Spencer Lewis and Ashley Shaffer
4102 Nebraska Avenue
Nashville, TN 37209

Send Tax Bills To:
Spencer Lewis and Ashley Shaffer
4102 Nebraska Avenue
Nashville, TN 37209

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 103-04-0-355.00

Karen Johnson Davidson County
Batch# 729158 DEEDWARR
10/04/2021 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20211004-0132779

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **William Louis Lavin and wife, Abigail Harris Lavin** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Spencer Lewis and Ashley Shaffer, tenants in common with right of survivorship,,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Westerly 62.5 feet of the Easterly 137.5 feet of Lot No. 68 on the Plan of West End Annex, of record in Book 332, Page 61, Register's Office for said County.

Said part of Lot No. 68 fronts 62.5 feet on the Northerly side of Nebraska Avenue, formerly 8th Street, and runs back parallel lines 158.3 feet to an alley.

Being the same property conveyed to William Louis Lavin and wife, Abigail Harris Lavin by Warranty Deed from Mark A. Hayes, unmarried, of record in Instrument No. 20050118-0005600 Register's Office for Davidson County, Tennessee, dated January 07, 2005 and recorded on January 18, 2005. (Value of consideration shown in aforementioned deed $188,000.00.)

Being also known as 4102 Nebraska Avenue, Nashville, Tennessee 37209.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of September, 2021.

William Louis Lavin (SEAL)
William Louis Lavin

Abigail Harris Lavin (SEAL)
Abigail Harris Lavin

STATE OF Florida
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Lavin and Abigail Lavin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that ✓he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of September, 2021.

by means of ___ physical presence or ___ online notarization, in Lee County Florida

ROBERT J. ADKINS
Notary Public - State of Florida
Commission # HH 121178
Expires on May 31, 2024

Robert J. Adkins
Notary Public Online Notary
My commission expires: 05/31/2024

Notarized online using audio-video communication
and produced a DRIVER LICENSE as identification.

AFFIDAVIT OF VALUE

STATE OF Florida)
)
COUNTY OF Lee)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $850,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn before me on this 30thth day of September 2021, by Abigail Lavin who provided identification of:Tn ;Driver license

William Louis Lavin Abigail Harris Lavin
(Affiant)

See attachment: loose leaf acknowledgement certificate.

Sworn to and subscribed before me this
30th day of September, 2021. By: William Louis Lavin

by means of ___ physical presence or ✓ online notarization, in Lee County Florida.

Robert J. Adkins
Notary Public Online Notary
My commission expires: 05/31/2024

and produced a DRIVER LICENSE as identification.

Notarized online using audio-video communication

ROBERT J. ADKINS
Notary Public - State of Florida
Commission # HH 121178
Expires on May 31, 2024

File No. ST-21-301

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 30, 2021 (date of document).

Affiant Signature

9/30/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 30th day of Sept., 2021.

Notary Signature

My Commission Expires: _____

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023