This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 749456 DEEDWARR
11/04/2021 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20211104-0147648

STATE OF TENNESSEE,
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $820,000.00.

Jamelka Lyell
Affiant

Subscribed and sworn before me this the 25th day of October, 2021.

Notary Public
My commission expires:

DONE OGLESBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Matthew Diraimondo 2512 Sharondale Dr. Nashville, TN 37215	New Owner	117-02-0 021.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JENNIFER LYELL, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MATTHEW DIRAIMONDO AND MEGAN MUELLER, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the unrecorded map showing subdivision of parts of Lots 18, 19, and 20 in Bransford Reality Company's Sharondale Subdivision (Book 332, page 119, Register's Office for said County) and being further described according to a survey by John B. Kohl, III dated March 22, 1989, as follows:

Beginning at a point in the Northeasterly margin of Sharondale Drive, said point being located 70 feet Southeast of the intersection of the Northeasterly margin of Sharondale with the Southeasterly margin of Marlin Avenue; thence, North 47 degrees East 200 feet to a point; thence South 38 degrees East 75 feet to a point; thence South 56-1/2 degrees West 190 feet to a point in the said Northeasterly margin of Sharondale Drive; thence with the same Northwestwardly 45 feet to the point of beginning.

Being the same property conveyed to Jennifer Lyell, unmarried, by deed dated 05/29/2020, from BC Global Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200611-0059622, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2512 Sharondale Dr., Nashville, TN 37215.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 25th day of October, 2021.

Jennifer Lyell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jennifer Lyell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of October, 2021.

My commission expires:
9-6-22

Notary Public

DAVIDSON COUNTY
BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC

Certificate of Authenticity

I, Jamika Jones, 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 10/25/2021.

Date

Jamika Jones
Affiant Signature

11/01/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 1st day of NOVEMBER, 20 21.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY