Karen Johnson Davidson County
Batch# 750050 DEEDWARR
11/05/2021 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20211105-0148249

This Instrument Prepared By: Lawyer's Title & Escrow, LLC 145 Maple Row Blvd. Hendersonville, TN 37075	STATE OF TENNESSEE COUNTY OF SUMNER The actual consideration or value, whichever is greater for this transfer is $165,000.00. Jessica Seuyan Affiant Subscribed and sworn to before me, this 1st day of November, 2021. Traci Sellers Notary Public My Commission Expires: 6-24-25

TRACI SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
Need for Snead Renovations, LLC 112 Read Tavern Road Hendersonville, TN 37075	New Owner	042-09-0-069.00

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, Melissa Duncan, the "Grantor," have this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Need for Snead Renovations, LLC a Tennessee limited liability company, the "Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Section One, Kemper Heights of record in Plat Book 2331, Page (s) 65 and 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 145 fronts 75 feet on the Southerly side of Westchester Drive and extends back between lines, 206 feet on the Easterly side and 195.6 feet on the Westerly side, to a deed line in the rear which measures 76.7 feet.

Being the same property conveyed to Melissa D. Duncan by Warranty deed from David Stephens, married of record in Instrument No. 20130408-0034392 Register's Office for Davidson County, Tennessee, dated April 04, 2013 and recorded on April 08, 2013.

Being also known as 1007 Westchester Drive Nashville, Tennessee 37115.

TO HAVE AND TO HOLD said real estate unto the Grantee, Grantee's 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.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register's Office for Davidson County, Tennessee

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29 day of October, 2021.

Melissa Duncan

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 29 day of October, 2021, before me personally appeared Melissa Duncan, 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 29 day of October, 2021.

Traci Sellers
Notary Signature

My commission expires: 6.24.25

TRACI SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Traci Sellers, 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 November 1, 2021.

Traci Sellers

Affiant Signature

11-2-21

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of November, 2021.

Patti B Garner

Patti B. Garner

My Commission Expires: 6-19-2023

