PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-14696-LV

Karen Johnson Davidson County
Batch# 755450 **DEEDWARR**
11/16/2021 10:26:55 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20211116-0152255

ASHLEY BRIANNA CONOVER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of November, 2021.

Notary Public
My Commission Expires: 03/25/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Melissa Lehman 2604 Avery Park Drive Nashville, TN 37211	Highlands Residential Mortgage, Ltd, 950 W Bethany Dr, Ste 800, Allen, TX 75013	173 09 0A 624.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **George H. Sarmiento and Teresa R. Sarmiento, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mary Melissa Lehman, an unmarried woman,** hereinafter called the Grantee(s), his/her/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 Lot No. 687 as shown on the plan of Section One of Phase Eight, Lenox Village, of record as Instrument No. 20060824-0104608 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to George H. Sarmiento and Teresa R. Sarmiento, husband and wife, by Warranty Deed from Melissa D. Gilmore, an Unmarried Woman, of record in Instrument No. 20160719-0073987, in the Register's Office of Davidson County, Tennessee, dated July 08, 2016 and recorded on July 19, 2016.

This is ☒ improved or ☐ unimproved property located at: **2604 Avery Park Drive, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of November, 2021.

GRANTOR:

George H. Sarmiento

Teresa R. Sarmiento

STATE OF OHIO
COUNTY OF Montgomery

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared George H. Sarmiento and Teresa R. Sarmiento, the within named bargainor(s), 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 at office this 10th day of November, 2021.

Notary Public
My Commission expires: Sept. 27, 2025

NOTARIAL SEAL
STATE OF OHIO

GARY HILL
Notary Public - State of Ohio
Commission Expires Sep 27, 2025