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# 762411 **DEEDWARR**
11/29/2021 03:07:19 PM 2 pgs
Fees: $13.00 Taxes: $2,020.20

20211129-0157333

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $546,000.00

Affiant

Subscribed and sworn before me this the 29th day of November, 2021.

Notary Public
My commission expires: 07/09/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jacob Durrett 909 B Spain Ave Nashville, TN 37216	new owner	072-09-0D 002.00

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, DANIEL LEKSELL, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JACOB DURRETT, 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 Unit B of 909 Spain Avenue Townhomes, a horizontal property regime with private elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20131209-0124863, as amendedby First Amendment of record in Instrument No. 20131219-0128237, Register's Office of Davidson County, Tennessee, and being shown on plat attached as Exhibit "B" to said to First Amendment, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daniel Leksell, an unmarried mar., by deed dated 12/18/2014, from Charlie Three, LLC, a Tennessee limited liability company, of record in Instrument No. 20141229-0118270, Register's Office for said County.

Megan McFerran Leksell, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying her marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 909 B Spain Ave, Nashville, TN 37216.

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.

Return to:

B-BMR-21-909-909B

Witness my hand this the _____ day of November, 2021.

Daniel Leksell

Megan McFerran Leksell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel Leksell and Megan McFerran Leksell, 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 24th day of November, 2021.

My commission expires:
7/9/2024

Notary Public