Karen Johnson Davidson County
Batch# 769716 DEEDWARR
12/08/2021 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20211208-0162648

Name and Address of New Owner:
John Neuhoff, III and Ute W. Strand
2715 Barclay Drive
Nashville, TN 37206

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 083-15-0-179.00

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, **Jeffrey Lemons and Rebecca Lemons, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **JOHN NEUHOFF III AND UTE W STRAND, HUSBAND AND WIFE,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 224 in the Plan of Portland Park, Section 2, as of record in Book 2900, Page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Lemons and Rebecca Lemons, husband and wife by Quitclaim Deed from Jeffrey D. Lemons, married, dated May 25, 2018, of record in Instrument No. 20180604-0053301, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2715 Barclay Drive, Nashville, TN 37206

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 17th day of November, 2021.

_____(SEAL)
Jeffrey Lemons

_____(SEAL)
Rebecca Lemons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of November, 2021, before me personally appeared **Jeffrey Lemons and Rebecca Lemons**, 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 17th day of November, 2021.

_____
Notary Signature
My commission expires: 11.3.25

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

AFFIDAVIT OF VALUE

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 **$350,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of November, 2021.

_____
Notary Signature
My commission expires:

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Tennessee Certification of Electronic Document

I, Kesha Herron 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 11-17-21 (date of document).

Kesha Herron
Affiant Signature

11-22-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th of November, 2021.

(SEAL)

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Notary's Signature
My Commission Expires: Jan 16, 2024