Karen Johnson Davidson County
Batch# 773362 DEEDWARR
12/14/2021 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20211214-0165072

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $900,000.00.

Affiant

Subscribed and sworn to before me, this ___ day of DECEMBER, 2021.

Notary Public
My commission expires: _____

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
JOSEPH CHARLES LEMENSE, JR 415 NORTH 15TH STREET NASHVILLE, TN 37206	New Owner 415 North 15th Street Nashville, TN 37206	08305043700

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELYSSA R. MUDD, an unmarried woman,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **JOSEPH CHARLES LEMENSE, JR., and MEGAN MOORE LEMENSE, husband and wife,** hereinafter called the Grantees, their successors 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. 14 ON THE PLAN OF MAP OF SURVEY OF THE J. J. TAMBLE TRACT OF RECORD IN PLAT BOOK 421, PAGE 29, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ELYSSA R. MUDD, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM PAMELA HULL AND JUAN CANEDO, MARRIED, DATED MAY 15, 2020, RECORDED MAY 21, 2020, OF RECORD IN INSTRUMENT NO. 20200521-0053173, DAVIDSON COUNTY REGISTER OF DEEDS.

This property is improved property known as 415 NORTH 15TH STREET, NASHVILLE, TN 37206.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) 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, successors and assigns,

forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 9th day of DECEMBER, 2021.

ELYSSA R. MUDD

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELYSSA R. MUDD, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand and seal this 9th day of DECEMBER, 2021.

Notary Public
Commission expiration date: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
(SEAL)

Certificate of Authenticity

I, Emily Manno, 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 12/9/21.

Date

Emily Manno

Affiant Signature

12/9/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of December, 2021.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON