Karen Johnson Davidson County
Batch# 779222 DEEDWARR
12/23/2021 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $810.30
20211223-0169738

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-15019-LV

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $219,000.00.

Affiant

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me, this the 16th day of December, 2021.

Notary Public
My Commission Expires: 3/12/2024

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Venetik Laze and Festime Laze<br>3428 Harbor Hill Place<br>Nashville, TN 37214 | Legacy Home Loans<br>4004 Hillsboro Pike<br>Suite 216 B<br>Nashville, TN 37215 | 096 16 0A 019.00 |

# 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, **Malcolm J. McDole, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Venetik Laze and Festime Laze, husband and wife**, 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 26 Larchwood, Section 1, Phase One-B, as shown on plat of record in Plat Book 6200, Page 171, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Malcolm J. McDole, An Unmarried Man, by Warranty Deed from Jeri Holladay-Thomas and Husband, Fate Thomas, of record in Instrument No. 20090505-0040984, in the Register's Office of Davidson County, Tennessee, dated April 30, 2009 and recorded on May 05, 2009.

The Grantor warrants that subject property was never the principal or marital residence of the Grantor's spouse, or dependents, as defined by statute.

This is improved property located at: **318 Lakebrink Drive, Nashville, TN 37214.**

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 16th day of December, 2021.

GRANTOR:

Malcolm J. McDole

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Malcolm J. McDole, 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 16th day of December, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22



202112230169738

Certificate of Authenticity

I, Charles Lightsey, do hereby make oath that I am 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 December 16, 2021.

Affiant Signature

December 16, 2021
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 16th day of December, 2021.

Notary's Signature
My Commission Expires: 3/12/2024

Notary's Seal

