WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-15262-AP

Karen Johnson Davidson County
Batch# 788711 DEEDWARR
01/12/2022 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,748.25
20220112-0004366

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $472,500.00

Affiant

Subscribed and sworn to before me, this 4 day of January, 2022.

Notary Public

My commission expires: 11/6/24

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alexis Porten **Michael McDowell**		**07301022400**
3910 Ivy Drive	Highlands Residential Mtg.	
Nashville, TN 37216	950 W. Bethany Dr., Ste. 800 Allen, TX 75013	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Desiree Jablonski, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexis Porten, a single woman and Michael McDowell, a single man as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, 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 71, Moss Rose Heights, Sections Three and Four, as shown on plat of record in Plat Book 1835, Page 103, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Desiree Jablonski, by Warranty Deed from Justin Hudson, unmarried, dated October 10, 2014, of record in Instrument No. 20141021-0096872, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3910 Ivy Drive, 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 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 in 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. 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.

Desiree Jablonski Date: 1/3/22

Desiree Jablonski

STATE OF Arkansas

COUNTY OF Benton

Personally appeared before me, a Notary Public of said County and State, Desiree Jablonski, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of January, 2022.

"OFFICIAL SEAL"
KELLEN TAYLOR
BENTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires June 1, 2028
Commission No. 12704531

NOTARY PUBLIC

My Commission Expires: 6-1-2028

Certificate of Authenticity

I, Storey Carver, 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 January 3, 2022

Storey Carver
Affiant Signature

1/3/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd day of January 2022

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

