Karen Johnson Davidson County
Batch# 802328 DEEDWARR
02/09/2022 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20220209-0014741

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $470,000.00.

Affiant

D. SHANE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 18th day of January, 2022.

Notary Public
My Commission Expires: 6/13/2022

2021-680

Address of New Owner:	Send Tax Bills to:	Tax Information:
Clayton D. Lehning and Darby H. Lehning	American Pacific Mortgage Corporation	
5407A Louisiana Avenue	3000 Lava Ridge Ct, Ste 091-06-0-234.00-CO	
Nashville, TN, 37209	Roseville, CA 95661	

WARRANTY DEED

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 acknowledged, we

Joseph Della Noce and Victoria Della Noce, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Clayton D. Lehning and Darby H. Lehning, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1314, Block 21 on the Plan of Plan No 2 of West Nashville, Tennessee of record in Plat Book 57, Page 172, 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 Joe Dellanoce and wife, Victoria Dellanoce by Warranty deed from Dale Avenue, LLC of record in Instrument No. 20131002-0103158 Register's Office for Davidson County, Tennessee, dated September 26, 2013 and recorded on October 02, 2013. (Value of consideration shown in aforementioned deed $234,900.00.)

Being the same property conveyed to Joseph Della Noce and wife Victoria Della Noce, both individuals by Quitclaim deed from Joseph Noce and wife Victoria Della Noce, both individuals of record in Instrument No. 20210208-0017384 Register's Office for Davidson County, Tennessee, dated February 04, 2021 and recorded on February 08, 2021. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 5407A Louisiana Avenue Nashville, Tennessee 37209.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5407A Louisiana Avenue, Nashville, TN 37209.**

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. 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 our hands this 18th day of January, 2022.

Joseph Della Noce

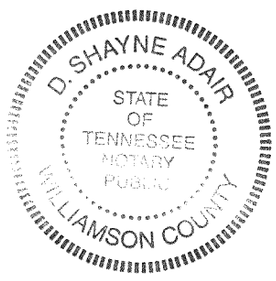
Victoria Della Noce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Della Noce and Victoria Della Noce, 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 and official seal at Nashville, Tennessee, this 18th day of January, 2022.

Notary Public: D. Shayne Adair
My Commission Expires: 06/13/2022



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 January 18 2022.

D. Shayne Adair

January 18 2022
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18 **day of** January, 2022.

April D. Wideman
Notary Public
My Commission Expires: 03/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY