Karen Johnson
Batch# 841623
04/19/2022 10:57:45 AM
Fees: $13.00 Taxes: $1,258.00
Davidson County
DEEDWARR
2 pgs
20220419-0044838

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $340,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 15th day of April, 2022.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jonathan Charles Brocco	VanDyk Mortgage Corporation	059-05-0-262.00
(NAME)	(NAME)	
3020 Vistavalley Ct	2449 Camelot Court SE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Grand Rapids, MI 49546	

Warranty Deed

For and in Consideration of the sum of $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 **Lauren H. Lee and Jeremy Lee, wife and husband,** hereinafter called the **GRANTOR(S),** have/has bargained and sold, and by these presents do transfer and convey unto **Jonathan Charles Brocco , an unmarried man,** hereinafter called the **GRANTEE(S),** his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 267, as shown on the map entitled Buena Vista Estates, Section 6, of record in Book 4460, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LAUREN H. LEE, MARRIED WOMAN, by deed from 1 PUBLIC HOMES, LLC A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20200113-0004103 , dated January 10, 2020 , said Register's Office.

This property is __unimproved _X_improved property known as: 3020 Vistavalley Ct, Nashville, TN 37218.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 15th day of April, 2022.

Lauren H. Lee

Jeremy Lee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lauren H. Lee and Jeremy Lee, the herein bargainor, 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, this the 15th day of April, 2022.

Notary Public
My Commission Expires:

