Karen Johnson Davidson County
Batch# 849630 DEEDWARR
05/02/2022 12:33:30 PM 4 pgs
Fees: $23.00 Taxes: $1,372.70
20220502-0050716

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $371,000.00 Affiant Subscribed and sworn to before me, this 25 day of April, 2022. Notary Public My Commission Expires: 10-02-2023

WARRANTY DEED

Address New Owner: Mason & Lewis, LLC 6220 Laredo Ave Nashville, TN 37209	Send Tax Bills to: Mason & Lewis LLC 1816 B Delta Ave Nashville, TN 37208	Tax Information: Tax Parcel ID No. 091-05-0-031.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LESLIE ROBERTS, UNMARRIED, KEVIN ROBERTS A/K/A KEVIN TELLES, UNMARRIED, ELLA ROBERTS, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MASON & LEWIS, LLC, a Tennessee limited liability company** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Map of Moss-Wood Subdivision of record in Plat Book 2663, Page 102, 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 Kevin Telles, single and Leslie Vetter, single and Ella Roberts, single as Tenants in Common with Rights of Survivorship by Warranty deed from C & C Residential Properties, Inc., a Texas Corporation of record in Instrument No. 20191118-0118868 Register's Office for Davidson County, Tennessee, dated November 08, 2019 and recorded on November 18, 2019. (Value of consideration shown in aforementioned deed $236,250.00.)

Kevin Roberts is one in the same as Kevin Telles.

This is unimproved property commonly known as: **6220 Laredo Ave, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current

taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 20th day of April, 2022.

LESLIE VETTER

KEVIN ROBERTS A/K/A KEVIN TELLES

ELLA ROBERTS, BY: KEVIN ROBERTS, AS ATTORNEY IN FACT

STATE OF Tennessee)
)
COUNTY OF Dickson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LESLIE VETTER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of April, 2022.

Notary Public

STATE OF Tennessee)
)
COUNTY OF Dickson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KEVIN ROBERTS A/K/A KEVIN TELLES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

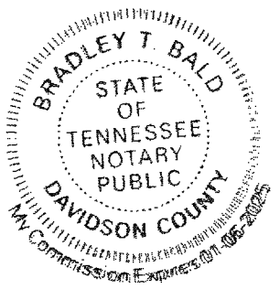
Witness my hand and official seal at office this 20th day of April, 2022.

Notary Public
My Commission Expires:

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **KEVIN ROBERTS** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **ELLA ROBERTS**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of April 2022.



Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 4/20/2022 (date of document).

Affiant Signature

4/20/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

