Karen Johnson Davidson County
Batch# 852188 DEEDWARR
05/09/2022 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20220509-0052737

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JM-RR-22-1703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Margaret White	Margaret White	
(NAME)	(NAME)	
1703 Delta Ave	1515 5th Ave N., Apt 278	**081-12-0-049.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LINCOLN HOME LOANS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARGARET WHITE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the northeasterly or front part of Lot No. 294 in the North Nashville Real Estate Company's Plan of Lots of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southwesterly margin of Delta (formerly Hamurg) Avenue at Mary Smith's northwest corner, thence with the southwesterly margin of said Avenue, northwesterly 50 feet, more or less, to the corner of Lots No. 94 and 292; thence with the line between said two lots, southwesterly 75 1/2 feet, more or less, to an alley; thence with said alley, southeasterly 50 feet, more or less, to said Smith's southwest corner; thence with her line northeasterly 75 1/2 feet, more or less, to the beginning.

Being the same property conveyed to Joshua A. Malnofski, an unmarried man by Warranty deed from Joe . Doctora, a married man of record in Instrument No. 20180803-0076351 Register's Office for Davidson County, Tennessee, dated July 31, 2018 and recorded on August 03, 2018.

Being a portion of the same property conveyed to Lincoln Home Loans, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Joshua Malnofski, an unmarried man, and Jennifer Rauch, an unmarried woman of record in Instrument No. 20210331-0042117 Register's Office for Davidson County, Tennessee, dated March 30, 2021 and recorded on March 31, 2021.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1703 Delta Ave, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 21st DAY OF APRIL, 2022.

Lincoln Home Loans, LLC

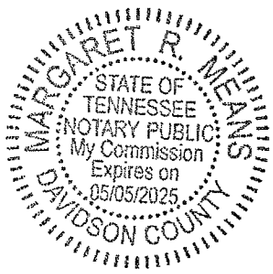
BY: _____
Joshua Malnofski
Member/Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA MALNOFSKI, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER/DIRECTOR of LINCOLN HOME LOANS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER/DIRECTOR executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st of April, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



Certificate of Authenticity

I, Holly A Mason, 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 4/21/22.

Affiant Signature

4/21/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st day of April, 2022.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11/3/25