WARRANTY DEED

Karen Johnson Davidson County
Batch# 862060 DEEDWARR
05/24/2022 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20220524-0060292

File No. AT-22-2446

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rachel Windmueller and Vince Carroll	NEW OWNERS	
(NAME)	(NAME)	
3213 Lakeland Drive	3213 LAKELAND DRIVE	096-11-0-190.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	NASHVILLE, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Tara Leurs and Jeffrey Leurs, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel Windmueller and Vincent Carroll, wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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 No. 100 on the Plan of Hickory Bend, Section 1 of record in Plat Book 3300, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 100 fronts 75 feet on the southeasterly side of Lakeland Drive and runs back between lines 140.4 feet on the southwesterly side line and 143.09 feet on the northeasterly side line to a line at the rear measuring 75.04 feet thereon.

Being the same property conveyed to Katherine E. Byington, unmarried and Shannon Brandon, unmarried by Warranty deed from Curtis Maloney, Executer of the Estate of the Antoinette Houghton of record in Instrument No. 20030611-0080709 Register's Office for Davidson County, Tennessee, dated May 30, 2003 and recorded on June 11, 2003.

Being the same property conveyed to Tara Leurs and Jeffrey Leurs, married by Warranty deed from Katherine E. Byington and Shannon Brandon, married of record in Instrument No. 20211201-0158242 Register's Office for Davidson County, Tennessee, dated November 17, 2021 and recorded on December 01, 2021.

Being also known as 3213 Lakeland Drive Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 17th day of May, 2022.

Tara Leurs by Leslie Garside Hayes, attorney in fact

Tara Leurs by Leslie Garside Hayes,
Attorney-In-Fact

Jeffrey Leurs by Leslie Garside Hayes, attorney in fact

Jeffrey Leurs by Leslie Garside Hayes,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Leslie Garside Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Tara Leurs, and that this instrument was executed on behalf of the said Tara Leurs for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _202205240060291____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 17th day of May, 2022.

NOTARY PUBLIC

My Commission Expires:

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 09/02/2024

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Leslie Garside Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Jeffrey Leurs, and that this instrument was executed on behalf of the said Jeffrey Leurs for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _202205240060291____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 17th day of May, 2022.

NOTARY PUBLIC

My Commission Expires:

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 09/02/2024

Certificate of Authenticity

I, Allison Taylor, 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 MAY 17, 2022.

Date

Affiant Signature

5/19/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of MAY, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)