Karen Johnson Davidson County
Batch# 862101 DEEDWARR
05/25/2022 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20220525-0060342

STATE OF ~~TENNESSEE~~ NS Florida
COUNTY OF ~~Davidson~~ NS Hillsborough

The actual consideration or value, whichever is greater, for this transfer is $500,000.00

Affiant by means of physical presence

Subscribed and sworn to before me, this 17th day of May, 2022.

Nancy Singleton
Notary Public

My commission expires: 12/26/2025

NANCY SINGLETON
Notary Public, State of Florida
My Comm. Expires Dec. 26, 2025
No. HH 186356

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Genevieve Blanc	**New Owner**	**173-09-0A-583.00**
2301 Alteras Dr.		
Nashville, TN 37211		

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, **Richard DeJesus, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Genevieve Blanc, a single woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 2301 Alteras Dr., Nashville, TN 37211, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 557 on the Plan of Section One, Phase Eight, Lenox Village of record in Plat at Instrument No. 20060824-0104608, 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 Richard DeJesus, a single man, by Warranty Deed from Robert B. Jenkins, married, dated 02/01/2019 and recorded 02/05/2019 in Instrument No. 20190205-0010749, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 173-09-0A-583.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 2301 Alteras Dr., Nashville, TN 37211.

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 in 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(s) this 17th day of May, 2022.

LTE File No.: 22-1324TN

Richard DeJesus

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Hillsborough

On this 17th day of May, 2022, before me personally appeared **Richard DeJesus**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

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

by means of physical presence

Nancy Singleton
Notary Public

Commission Expiration: 12/26/2025

NANCY SINGLETON
Notary Public, State of Florida
My Comm. Expires Dec. 26, 2025
No. HH 186356

Certificate of Authenticity

I, **Doné Oglesby**, 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

05/19/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **19th** day of **May**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY