Karen Johnson Davidson County
Batch# 867564 DEEDWARR
06/06/2022 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20220606-0064617

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Michael Karp 4812 Manassas Dr. Brentwood, TN 37027	new owner	171030A072.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JESSICA ABELN LINDSEY, UNMARRIED,** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **MICHAEL KARP, A SINGLE MAN,** ("Grantee" herein), his successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 155, as shown on the map entitled Fredericksburg, Section Two, of record in Plat Book 7900, page 640, 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 JESSICA ABELN LINDSEY, UNMARRIED, by deed from EVELYN C. SYLAR, UNMARRIED, of record in Instrument No. 20220427-0048316, dated April 22, 2022, said Register's Office.

This is improved property known as: 4812 Manassas Dr., Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind herself, her heirs and assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2022 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 27th day of May, 2022.

JESSICA ABELN LINDSEY

STATE OF NEW YORK)
COUNTY OF New York)

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

Witness my hand and seal at _____, TN, this 27 day of May, 2022.

Notary Public

EDITH C. ROJAS
NOTARY PUBLIC-STATE OF NEW YORK
My Commission 01ROB209821
Qualified in New York County
My Commission Expires 02-09-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$650,000.00.**

Affiant

Sworn to and subscribed before me this 31st day of May, 2022.

Notary Public

My Commission Expires: 1/11/26

PAUL F. SORER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Paul Soper, 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 27, 2022 (date of document).

Affiant Signature

May 31, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of May, 2022

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

