Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 883666 DEEDWARR
07/05/2022 10:19:06 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20220705-0077157

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: Sept 8th, 2025

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jonas de Souza and Malisa Lester	U.S.Bank NA	Parcel ID: 072-15-0-332.00
(NAME)	(NAME)	
2126 B Burns Street	P.O. Box 20005	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Owensboro, KY 42304-0005	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jamar D. Neal, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jonas de Souza and Malisa Lester, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 24-B on the plat titled Zone Lot Division, Lots 24 and 25 of the Resubdivision of Lots 24 and 25 of James Burns Subdivision of record in Book 6250, Page 487, in the Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jamar D. Neal, an unmarried man, by Warranty Deed from Sandra Sheats, an unmarried woman, dated March 31, 2020 and recorded April 6, 2020 in Instrument No. 20200406-0036222, in the Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1.) The Plan of record in Plat Book 6250, Page 487, amending in Plat Book 161, Page 98 in said Register's Office shows an Owner's Certificate, and is subject to all matters as set forth therein. 2.) Restrictive Covenants contained in instrument of record in Plat Book 6250, Page 487, in Register's Office for Davidson County, Tennessee. 3.) Taxes for the currect year prorated and assumed by the Grantee.

unimproved ☐
This is improved ☒ property, known as 2126 B Burns Street, Nashville, TN 37216

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 our hands this 30 day of June, 2022

Jamar D. Neal

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jamar D. Neal, an unmarried man, 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, this the 30th day of June, 2022.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Notary Public

My Commission Expires: