Name and Address of New Owner:
Karen P. Micallef
207 Belding Drive
Nashville, TN 37214

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 892392 DEEDWARR
07/22/2022 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20220722-0083951

This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Map & Parcel No: 085-11-0-057

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jonathan W. LeMond and Lindsey P. LeMond, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Karen P. Micallef, unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Stanford Country Club Estates, Section 3, of record in Book 2900, page 67, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jonathan W. LeMond and Lindsey P. LeMond, husband and wife, from Darryl W. LeMond and wife, Darlene F. LMond, by Warranty Deed dated March 15, 2021 and recorded March 17, 2021 in Instrument #20210317-0035142, said Register's Office.

Being the same property conveyed to Darryl W. LeMond and wife, Darlene F. LeMond, from Jonathan LeMond and wife, Lindsey Paige LeMond, by Quitclaim Deed dated December 17, 2020 and recorded December 31, 2020 in Instrument #20201231-0155083, said Register's Office.

Being the same property conveyed to Darryl W. LeMond and Darlene F. LeMond, husband and wife, and Jonathan LeMond, from Darryl W. LeMond and Darlene F. LeMond, husband and wife, by Quitclaim Deed dated October 18, 2016 and recorded October 18, 2016 in Instrument #20161018-0109892, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of July, 2022.

_____ (SEAL)
Jonathan W. LeMond

_____ (SEAL)
Lindsey P. LeMond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of July, 2022, before me personally appeared Jonathan W LeMond and Lindsey P. LeMond, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of July, 2022.

_____
Notary Signature
My commission expires: 11/10/2024

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $429,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

_____
Notary Signature
My commission expires: 11/10/2024

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7-21-22.

Affiant Signature

7-22-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 22 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY