

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$299,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELISE NICOLE LAKEY & ELIZABETH ANN LAKEY	Elise Nicole Lakey & Elitabeth Ann Lakey	**052-13-0B-087.00 CO**
(NAME) **1136 ALANDEE ST.**	(NAME) 11363 Alandee St.	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, RARE EARTH PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ELISE NICOLE LAKEY, AN UNMARRIED WOMAN, AND ELIZABETH ANN LAKEY, A MARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR 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. 130, as shown on the map entitled Condominium Site Plan, Phase II-C, Section 3, River Glen, of record in Plat Book 9700, Pages 18 and 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rare Earth Properties, a Tennessee General Partnership, from Samuel R. Sanders and wife, Martha H. Sanders, by deed dated April 20, 2015, of record in Instrument No. 20150420-0035014, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Book 9700, Pages 18 and 19; Master Deed for River Glen of record in Book 7566, page 571 and amended in Book 10630, page 495, Instrument No. 20040915-0111299 and Instrument No. 20040915-0111301; Assessments set out in Master Deed for River Glen of record in Book 7566, page 571; and any and all other easements, restrictions, and conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **1136 ALANDEE ST., NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 893700 DEEDWARR
07/26/2022 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20220726-0085030

202207260085030

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; 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 21 day of July, 2022.

RARE EARTH PROPERTIES
A Tennessee General Partnership

By: Sheila F. Tidwell, Partner

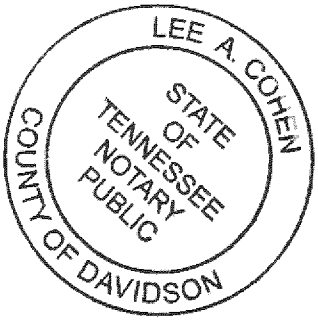
By: Connie M. Williams, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Sheila F. Tidwell and Connie M. Williams,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Partners of **Rare Earth Properties**, the within-named bargainor, a Tennessee General Partnership and that they as such Partners, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Rare Earth Properties,** by themselves as such Partners.

Witness my hand and official seal at office this 21 day of July, 2022.

My Commission expires: March 3, 2026



Notary Public

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **7/21/2022** (date of document).

Affiant Signature

7/21/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21** day of **July**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

