Karen Johnson Davidson County
Batch# 900450 DEEDWARR
08/08/2022 12:19:30 PM 2 pgs
Fees: $13.00 Taxes: $2,467.90
20220808-0090040

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $667,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2022

Notary Public

MY COMMISSION EXPIRES: 7/11/2023
(AFFIX SEAL)

ALLISON TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/05/2026

File No. AT-22-2856

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seth Johnson and Ashley Wood	NEW OWNERS	
(NAME)	(NAME)	
908 Lischey Avenue, Unit A	908 LISCHEY AVENUE UNIT A	082-03-0E-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	NASHVILLE TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Michele Rankin and Owen Rankin, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Seth Johnson and Ashley Wood, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 Unit A, Homes at 908 Lischey Avenue, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 908 Lischey Avenue of record in Instrument Number 20180118-0005345, 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 BMCBF LLC, a New Jersey limited liability company by Warranty deed from Invent Communities, Inc., a Tennessee corporation of record in Instrument No. 20181106-0110024 Register's Office for Davidson County, Tennessee, dated November 5, 2018 and recorded on November 6, 2018.

Being the same property conveyed to Michele Rankin and Owen Rankin, wife and husband by Quitclaim deed from BMCBF LLC, a New Jersey Limited Liability Company of record in Instrument No. 20190503-0041447 Register's Office for Davidson County, Tennessee, dated May 02, 2019 and recorded on May 03, 2019.

This is property more commonly known as 908 Lischey Avenue, Unit A, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 5th day of August, 2022.

Michele Rankin by Ryan Lux attorney in fact
Michele Rankin by Ryan Lux, Attorney-In-Fact

Owen Rankin by Ryan Lux attorney in fact
Owen Rankin by Ryan Lux, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Michele Rankin, and that this instrument was executed on behalf of the said Michele Rankin for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202208080090039, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 5th day of August, 2022.

Notary Signature
My commission expires: 7/14/2023

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Owen Rankin, and that this instrument was executed on behalf of the said Owen Rankin for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202208080090039, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 5th day of August, 2022.

Notary Signature
My commission expires: 7/14/2023

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2025

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206