PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 906055 DEEDWARR
08/22/2022 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,886.00
20220822-0094473

Ivey Title, LLC Ref: (DM) Title No.: 62738
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Taylor Lesley Julie Lesley 5625 Hearthstone Lane Brentwood, TN 37027	SIRVA Mortgage, Inc. 6200 Oak Tree Blvd. Suite 300 Independence, OH 44131

TAX MAP PARCEL NUMBERS: 16011005100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$780,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sian Leng Lee Chew and Melani I. Susanti, joint tenants with right of survivorship**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Taylor Lesley and Julie Lesley, married to one another,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Hearthstone Phase 7 of record in Book 6250, page 935, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Sian Leng Lee Chew and Melani I. Susanti, joint tenants with right of survivorship, by Warranty Deed from Sean McKay and Laura McKay, husband and wife, dated August 22, 2019 and recorded on August 28, 2019, of record in Inst. No. 20190828-0086628, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 6250, page 935, said Register's Office; Restrictions of record in Book 6884, page 253, said Register's Office.

This is improved property, known as 5625 Hearthstone Lane, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of August, 2022.

Sian Leng Lee Chew

Melani I. Susanti

State of Tennessee

County of Davidson

On this 19th day of August, 2022, before me the undersigned authority, personally appeared Sian Leng Lee Chew and Melani I. Susanti, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $780,000.00.

Affiant

Sworn and subscribed before me this 19th day of AUGUST, 2022.

Notary

My Commission Expires: February 24, 2026

ALEXIS STEELMAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 8/19/22.

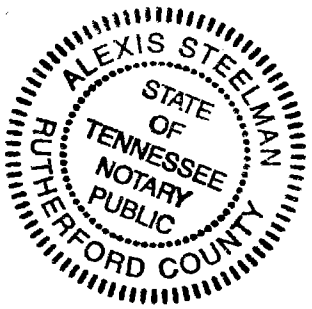
Affiant Signature

8/19/2022
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 19th day of August, 2022.

(SEAL)



Notary Public

My Commission Expires: February 24, 2026