36151-8 BOX 14

# Warranty Deed

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|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is ~~$440,000.00~~.<br><br>Affiant<br>Subscribed and sworn to before me, this the 30th day of August, 2022.<br><br>Notary Public<br>My commission expires: 10/23/2023 |

Karen Johnson Davidson County
Batch# 911238 DEEDWARR
09/01/2022 09:32:50 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20220901-0098536

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Tyler Key | **Fifth Third Bank** | |
| | **5001 Kingsley Dr. MD 1MOB2X** | 081-10-0-357.00 |
| 1620 23rd Avenue North | **Cincinnati, OH 45227** | |
| Nashville, TN 37208 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SAMANTHA LAFFERTY AND BRIAN LAFFERTY, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TYLER KEY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 122 on the Plan of S. A. Champion's Subdivision of record in Plat Book 161, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 122 fronts 50 feet on the east side of 23rd Avenue north and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Samantha Puckett, an unmarried woman and Brian Lafferty, an unmarried man, as tenants in common with the right of survivorship by Warranty deed from Mt Rental properties, LLC, a Tennessee limited liability company of record in Instrument No. 20180830-0086239 Register's Office for Davidson County, Tennessee, dated August 29, 2018 and recorded on August 30, 2018.

Being the same property conveyed to Samantha Lafferty and Brain Lafferty, wife and husband by Quit-Claim deed from Samantha Lafferty and Brian Lafferty, wife and husband as tenants in common with rights of survivorship of record in Instrument No. 20191204-0124651 Register's Office for Davidson County, Tennessee, dated November 18, 2019 and recorded on December 4, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1620 23rd Avenue North, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of August, 2022.

**Samantha Lafferty**

**Brian Lafferty**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Samantha Lafferty and Brian Lafferty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of August, 2022.

Notary Public

My Commission Expires: May 7, 2024

