WARRANTY DEED

Karen Johnson Davidson County
Batch# 921240 DEEDWARR
09/26/2022 09:26:42 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20220926-0106077

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2022

Notary Public

MY COMMISSION EXPIRES: 1-7-24
(AFFIX SEAL)

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

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
Lauren Katherine Leavitt	OWNER	
(NAME)	(NAME)	070-04-0-009.00
2420 Gardner Lane		
(ADDRESS)	(ADDRESS)	
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, **Shayna Mordue, a single person**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren Katherine Leavitt, a single person**, 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:

Being Lot No. 62 on the Plan of Haynes Heights Subdivision, Section II, of record in Book 2331, page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 62 fronts 100 feet on the Westerly side of Gardner Lane and runs back 339.3 feet on the Southerly line and 333.9 feet on the Northerly line to a dead line in the rear on which it measures 122 feet.

Being the same property conveyed to Shayna Mordue by Warranty deed from Tommy D. Harris, married and William C. Mason, unmarried of record in Instrument No. 20200106-0001711 Register's Office for Davidson County, Tennessee, dated January 03, 2020 and recorded on January 06, 2020.

This is property more commonly known as 2420 Gardner Lane, 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 20 day of September, 2022.

Shayna Mordue

STATE OF Colorado
COUNTY OF Denver

On this 20 day of September, 2022, before me personally appeared Shayna Mordue, 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 20 day of September, 2022.

Notary Signature
My commission expires: 10-14-2025

JANAE OWENS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214040735
MY COMMISSION EXPIRES 10/14/2025

Signature of Notary Public
Janae Owens
Name of Notary Public
State of Colorado
County of Denver
My Commission Expires 10-14-2025