When recorded, return to:
Wagon Wheel Title
204 South 11th Street
Nashville, TN 37206
File Number: [illegible] - 2152

Karen Johnson Davidson County
Batch# 926840 DEEDWARR
10/07/2022 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20221007-0110496

This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 3-19198-KP

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of September, 2022.

Carmen Coats
Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nicholas Curee and Alena Mehic 2640 Woodberry Drive Nashville, TN 37214	Legacy Home Loans 1026 Stearn Drive White House TN 37188	096 05 0 072.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Rachel Lee, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Alena Mehic, an unmarried woman and Nicholas Clark Curee, an unmarried man, as tenants in common with right of survivorship**, 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:

A certain tract or parcel of land, together with all tenants, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Woodberry Park of record in Plat Book 2133, Page 117, in the Register's Office for Davidson County, Tennessee. Said Lot No. 123 fronts 77 feet on the Northerly side of Woodberry Drive and Runs back 351.1 feet on the Easterly line and 342.7 feet on the Westerly line, to a dead line in the reat measuring 77.6 feet thereon.

Being the same property conveyed to Rachel Lee, unmarried by Warranty Deed from Rachelle Branson, an unmarried woman and Kevin Crossman, an unmarried man of record as Instrument No. 20181001-0097337 in the Register's Office for Davidson County, Tennessee, dated September 26, 2018 and recorded on October 1, 2018.

This is improved property located at: **2640 Woodberry Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2022.

GRANTOR:

Rachel Lee

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rachel Lee, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of September, 2022.

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11/4/2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10/06/22 ____ (date of document).

Affiant Signature

10/06/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 6 day of October, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025