Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $449,900.00.

Affiant

Subscribed and sworn to before me this 20th day of October, 2022.

Notary Public
My Commission Expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 932917 DEEDWARR
10/24/2022 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20221024-0115096

2022-491

Address of New Owner:	Send Tax Bills to:	Tax Information:
Dylan Starchan and Carly Ronan	New Owner	
1702 Lawncrest Drive		094-12-0-031.00
Nashville, TN, 37210		

WARRANTY DEED

For and in 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, we

Matthew Jolley and Kaitlyn Jolley, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Carly Ronan, single and Dylan Strachan, single, as tenants in common with right of survivorship,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of The Resubdivision of Lot 34, Clovernook Subdivision of record in Plat Book 5200, Page 709, 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 Matthew Jolley and Kaitlyn Jolley, husband and wife by Warranty Deed from Kourtney L. Bolton and spouse, Samuel H. Bolton of record in Instrument No. 20200710-0075658 Register's Office for Davidson County, Tennessee, dated July 21, 2020 and recorded on July 10, 2020.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1702 Lawncrest Drive, Nashville, TN 37210.**

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 our hands this 20th day of October, 2022.

Matthew Jolley

~~Kaitlyn~~ Kaitlyn Jolley

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 Matthew Jolley and ~~Kaitlyn~~ Kaitlyn Jolley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of October, 2022.

Notary Public – D. Shayne Adair
My Commission Expires: ~~06/14/2022~~ 6/14/2026

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 10/20/22.

Affiant Signature

10/21/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/21/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON