This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19544-RR

Karen Johnson Davidson County
Batch# 938003 DEEDWARR
11/04/2022 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $926.85
20221104-0119129

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $250,500.00.

Affiant

Subscribed and sworn to before me, this the 1st day of November, 2022.

Notary Public
My Commission Expires: 8.19.24

MEGAN SKEA MILLSAP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shelby Lash 1105 Cabana Drive Nashville, TN 37214	Mortgage Investors Group 8320 E Walker Springs Lane, Suite 200 Knoxville, TN 37923	108 03 0 029.00

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, **Kathleen Lilly, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Shelby Lash, an unmarried woman**, 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. 77A, on the plan of Patio Villa, Section Four, Lots 77 thru 81, as of record in Book 5200, Page 632 as revised in Plat Book 6250, Page 823, Register's Office for Davidson County, Tennessee, to which plan specific reference is hereby made for a more complete description. Being the same property conveyed to Kathleen Lilly, by Warranty Deed from Shirley D. Page, Unmarried, of record in Instrument No. 20180622-0060489, in the Register's Office of Davidson County, Tennessee, dated June 18, 2018 and recorded on June 22, 2018.

This is improved property located at: **1105 Cabana Drive, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 1st day of November, 2022.

GRANTOR:

Kathleen Lilly

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kathleen Lilly, 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 1st day of November, 2022.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: _____

Tennessee Certification of Electronic Document

I, Amber Whisner, 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 November 1, 2022 (date of document).

Amber Whisner
Affiant Signature

November 4, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 4th day of November, 2022.

Kelly Dorsey
Notary's Signature

MY COMMISSION EXPIRES: 2.22.25

NOTARY'S SEAL

Kelly Dorsey
State of Tennessee Notary Public
Rutherford County