Karen Johnson Davidson County
Batch# 940586 DEEDWARR
11/14/2022 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20221114-0121176

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

G-KW-22-327

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-06-2025 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Vita L. Chipembere and Julie H. Chipembere	Same Owner	
(NAME)	(NAME)	
327 Lawndale Dr	2220 Highgate Road	**119-04-0-126.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Westlake Village, CA 91361	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MELINA PAVLIDES JONES, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VITA L. CHIPEMBERE AND JULIE H. CHIPEMBERE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 140 on the Plan of Glencliff Estates, Section Three of record in Book 1424, Page 1, Register's Office for said county.

Said Lot No. 140 fronts 100 feet on the Northerly side of Lawndale Drive and runs back 347.5 feet on the Westerly line and 345.1 feet on the Easterly line to a dead line in the rear, measuring 64 feet thereon.

Being the same property conveyed to Melina C. Pavlides, a single woman by Warranty deed from Theresa L. Heatherly, and husband, Sherwin L. Heatherly of record in Instrument No. 20081105-0110267 Register's Office for Davidson County, Tennessee, dated November 03, 2008 and recorded on November 05, 2008.

Melina C. Pavlides having since married and is now known as Melina Pavlides Jones. DarbyJones joins in the execution of this Warranty Deed to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 1, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1300, Page 290, Book 1556, Page 328, Book 1755, Page 95, Book 1760, Page 101 and Book 2220, Page 455, in the Register's Office for Davidson County, Tennessee.
- Sewer and Drainage Easements to Metro of record in Book 4199, Page 754 and Book 5120, Page 314, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **327 Lawndale Dr, Nashville, Tennessee 37217**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 31st DAY OF OCTOBER, 2022.

Melina Pavlides Jones

Darby Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31st of October, 2022.

Notary Public
My Commission Expires:
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31st of October, 2022.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Jill Neely, 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 **10/31/2022**.

Date

Jill M Neely

Affiant Signature

11/14/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14th** day of **November**, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)