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 $568,000.00.

Affiant

Subscribed and sworn to before me this 9th day of December, 2022.

Notary Public
My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Karen Johnson Davidson County
Batch# 953174 DEEDWARR
12/19/2022 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,101.60
20221219-0130964

2022-583

Address of New Owner:	Send Tax Bills to:	Tax Information:
Patrick E. Lynch and Jessica R. Foster	New Owners	
1212 Stratford Avenue	1212 Stratford Ave	072 03 0 049.00
Nashville, TN, 37216	Nashville, TN 37216	

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

Cassandra Lee Warren and Michael Joshua Warren, wife and husband,

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

Patrick E. Lynch and Jessica R. Foster, husband and wife,

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

Land in Davidson County, Tennessee, being the Easterly 50 feet Lot No. 238 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 238 fronts 50 feet on the southerly side of Stratford Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Cassandra Lee Warren and Michael Joshua Warren, husband and wife by Warranty Deed from William George Way and Lauren Leah Smith, husband and wife of record in Instrument No. 20210414-0049814, Register's Office for Davidson, Tennessee, dated April 9, 2021 and recorded on April 14, 2021.

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

This is improved property located at **1212 Stratford Avenue, Nashville, TN 37216.**

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 9th day of December, 2022.

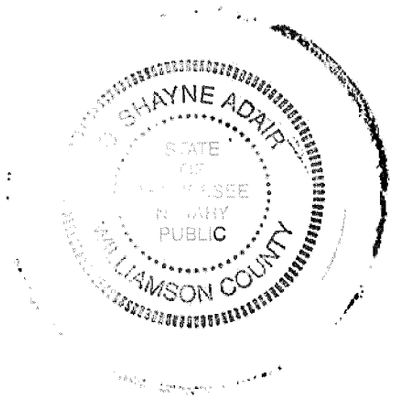
Michael Joshua Warren

Cassandra Lee Warren

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 Michael Joshua Warren and Cassandra Lee Warren, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of December, 2022.



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

Certificate of Authenticity

I, Emily Manno, 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 12/9/22.

Date

Affiant Signature

12/9/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of December, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON