Karen Johnson Davidson County
Batch# 976504 DEEDWARR
03/02/2023 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,451.25
20230302-0015188

WARRANTY DEED

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

B-VRE-23-646B

STATE OF TENNESSEE
COUNTY OF DAVIDSON (12th) Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $662,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 6-18-25 (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)
Joseph Paul Darby and Carly Clement	United Wholesale Mortgage	
(NAME)	(NAME)	**091-05-4L-002-00 CO**
646 B Vernon Avenue	585 South Blvd. East	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-1229	Pontiac MI 48341	
(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, **JEAN LAFITTE DESIGNS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH PAUL DARBY AND CARLY CLEMENT, 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 Unit B as shown on the on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for Sixfortysix Vernon Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210625-0086330, 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 a portion of the same property conveyed to Kelly Elizabeth Clark and husband, Leonardo Alvarez and Julie Kay Clark , unmarried by Warranty deed from Jennifer Renee Zappulla, married of record in Instrument No. 20180711-0066931 Register's Office for Davidson County, Tennessee, dated July 09, 2018 and recorded on July 11, 2018.

Being a portion of the same property conveyed to Jean Lafitte Designs, LLC by Warranty deed from Kelly Elizabeth Clark and husband, Leonardo Alvarez and Julie Kay Clark, unmarried of record in Instrument No. 20210406-0045132 Register's Office for Davidson County, Tennessee, dated April 2, 2021 and recorded on April 6, 2021.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210625-0086330, Register's Office for Davidson County, Tennessee.
- Charter of the Sixfortysix Vernon Avenue Homeowner's Association, Inc. of record in Instrument Number 20210713-0094319, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 5800, Page 24, 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: **646 B Vernon Avenue, Nashville, Tennessee 37209-1229**.

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 1st DAY OF MARCH, 2023.

Jean Lafitte Designs LLC

BY:_____
Michael P. Lee
Secretary/Member

BY:_____
Elizabeth S. Lee
President/Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL P. LEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SECRETARY/MEMBER of JEAN LAFITTE DESIGNS LLC the within named bargainor, a limited liability company, and that he/she as such SECRETARY/MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of March, 2023.

_____
Notary Public
My Commission Expires: 1/11/26
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/11/2026
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH S. LEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the PRESIDENT/MEMBER of JEAN LAFITTE DESIGNS LLC the within named bargainor, a limited liability company, and that he/she as such PRESIDENT/MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of March, 2023.

_____
Notary Public
My Commission Expires: 1/11/26
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/11/2026
DAVIDSON COUNTY

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

Certificate of Authenticity

I, Nick Harris, 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 **March 1, 2023**.

Affiant Signature

3/1/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **1st** day of **March**, 20**23**.

Notary's Signature

My Commission Expires: 3.7.23
Date

