Karen Johnson Davidson County
Batch# 984316 DEEDWARR
03/24/2023 08:55:30 AM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20230324-0021367

WARRANTY DEED

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $650,000.00.

Amanda Allen
Affiant

Subscribed and sworn to me on 03/23/23.

Julie Baily
NOTARY PUBLIC
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Molly Wilson 1619 Lillian Street Nashville, Tennessee 37206	Molly Wilson 1619 Lillian Street Nashville, Tennessee 37206	083-14-0-190.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, MOLLY A. LALONDE AND CHRISTOPHER D. LALONDE, WIFE AND HUSBAND, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Molly Wilson, an unmarried person, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 317 and the Westerly 10 feet of Lot No. 318, as shown on the map entitled Plat of The Edgefield Land Co's Second or Spring Subdivision, of record in Plat Book 57, Page 152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Said Lot No. 317 and part of Lot No. 318 adjoin and front together 60 feet on the Northerly margin of Lillian (or Lilian) Street and extends back between parallel lines, 150 feet to an alley.
>
> Being the same property conveyed to MOLLY A. LALONDE AND CHRISTOPHER D. LALONDE, WIFE AND HUSBAND, by deed from JUSTIN AMOS PAGE, A MARRIED MAN, of record in Instrument No. 20120720-0064039, dated July 20, 2012, said Register's Office.
>
> This is improved property known as 1619 Lillian Street, Nashville, Tennessee 37206.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 on 03/23/23.

Molly A. Lalonde

Christopher D. Lalonde

STATE OF _____
COUNTY OF _____

On 03/____/23, before me personally appeared MOLLY A. LALONDE AND CHRISTOPHER D. LALONDE, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 03/____/23.

_____
NOTARY PUBLIC

My Commission Expires: _____

See attached California acknowledgment

Warranty Deed

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Humboldt)

On March22, 2023 before me, Linda J. Marrow, Notary Public
(insert name and title of the officer)

personally appeared Christopher D. Lalonde and Molly A. Lalonde,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LINDA J. MARROW
COMM. #2284575
NOTARY PUBLIC • CALIFORNIA
HUMBOLDT COUNTY
My Comm. Expires April 7, 2023

Signature Linda J Marrow (Seal)

202303240021367

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 23, 2023 (date of document).

Affiant Signature

March 23, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 23rd day of March, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023