Karen Johnson Davidson County
Batch# 988002 DEEDWARR
04/04/2023 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20230404-0024284

This instrument prepared by: Jackie Schultz
Copper Title
12400 Olive Blvd. Suite 330
St. Louis, MO 63141

GENERAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William G Kelley and Devan Igler	JLB Corporation DBA Golden Oak Lending, ISAOA	086-10-0-102.00
3300 Lakeside Pl	11737 Administration Dr	
Hermitage, TN 37076	St. Louis, MO 63146	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Tessa Marie Mendoza, a married woman** have this day bargained and sold, and do hereby transfer and convey unto the said **William G. Kelley, a married man, and Devan Igler, a married woman** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

Lot No. 1B on the Plan of Lakeside Woods Estates, Section One, Lots One thru Five, Zone Lot Division, as shown by plat of record in Plat Book 6200, Page 213, amended in Book 6250, page 767, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed from Rebecca Middlemore, an unmarried woman to Tessa Marie Mendoza, an unmarried woman, by Warranty Deed dated May 29, 2019 and recorded August 24, 2020 as Document No. 20200824-0095212 in the Register's Office for Davidson County, Tennesse

This is improved (X) property, known as: 3300 Lakeside Pl, Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF Davidson *The actual consideration or value whichever is greater for this transfer is $250,000.*

Affiant

Affiant

Subscribed and sworn to before me this the 31 *day of* March *2023*

Notary Public

My commission expires:
(Affix Seal)
12/7/24

STACIE ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/7/2024

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.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.

Witness our hand this 31 day of March, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Tessa Marie Mendoza

STATE OF Tennessee
COUNTY OF Dawson

Personally appeared before me, Stacie Robinson, a Notary Public in and for said County and State, **Tessa Marie Mendoza, a married woman**, 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 on, this 31 day of March, 2023

Notary Public Stacie Robinson
My Term Expires: 12/7/24

STACIE ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/7/2024

Tennessee Certification of Electronic Document

I, Melissa Mowery, title agent, 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 3/31/2023 (date of document).

Affiant Signature

3/31/2023
Date

State of Missouri

County of St. Louis

Sworn to and subscribed before me this 31st day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 8/15/2024

NOTARY'S SEAL

JACLYN R. SCHULTZ
Notary Public, Notary Seal
State of Missouri
St. Charles County
Commission # 12387393
My Commission Expires 08-15-2024