Karen Johnson Davidson County
Batch# 990008 DEEDWARR
04/10/2023 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20230410-0025925

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20592-AP

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF Philadelphia

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of April, 2023.

Commonwealth of Pennsylvania - Notary Seal
TAMMY HARDY - Notary Public
Bucks County
My Commission Expires April 13, 2026
Commission Number 1331221

Notary Public
My Commission Expires: 4-13-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Benjamin Hoyle Rebekah Hoyle 2704 Fogle St Nashville, TN 37211	Churchill Mortgage Corporation 1749 Mallory Lane Ste 100 Brentwood, TN 37027	172-15-A-98.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **L and E 767, LLC, a Pennsylvania Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Benjamin Hoyle and Rebekah Hoyle, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 22, Section Two, Holt Woods, R20 Residential P.U.D., according to survey and plat of same appearing of record in Plat Book 9700, page 277, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to L and E 767, LLC, a Pennsylvania limited liability company by Warranty Deed from Katherine L. Finnegan and Peter Finnegan, wife and husband, dated February 26, 2016, recorded February 29, 2016, of record in Instrument No. 20160229-0019051, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2704 Fogle Street, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of March, 2023.

GRANTOR:

L and E 767, LLC,
a Pennsylvania Limited Liability Company

By: _____
Lane R. Jubb, Jr., Authorized Signor

STATE OF PENNSYLVANIA
COUNTY OF ~~Bucks~~ Philadelphia TH

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lane R. Jubb, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Signor of L and E 767, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of March, 2023.

Commonwealth of Pennsylvania - Notary Seal
TAMMY HARDY - Notary Public
Bucks County
My Commission Expires April 13, 2026
Commission Number 1331221

_____
Notary Public
My Commission expires: ~~4.13.2026~~ TH
4.13.2026

Tennessee Certification of Electronic Document

I, Caleb Waters, 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 4/5/23 (date of document).

Caleb Waters
Affiant Signature

4/5/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of April, 2023.

Laura Desmond
Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025