THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number. 22-3968
Parcel ID: 118-13-1K-001-00

Property Address:
3703 Lealand Lane, A, Nashville, TN 37204

Karen Johnson Davidson County
Batch# 990450 DEEDWARR
04/11/2023 09 48 49 AM 2 pgs
Fees $13 00 Taxes $5,760 90

20230411-0026246

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Patrice M. Weiss
3703 Lealand Lane A
Nashville, TN 37204

Name and Address of New Owner:
Patrice M Weiss
3703 Lealand Lane A
Nashville TN 37204

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **PHILIPPE MYERS, an unmarried man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **PATRICE M. WEISS,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at 3703 Lealand Lane, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 3703 Lealand Lane, a Horizontal Property Regime, of record in Instrument No. 20200420-0041085, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to PHILIPPE MYERS, an unmarried man by Deed dated November 8, 2021 from POTTER BROTHERS CONSTRUCTION, LLC, a Tennessee Limited Liability Company, recorded November 9, 2021, in Instrument Number 20211109-0149329, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 3703 Lealand Lane, A, Nashville, TN 37204.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2023 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Instrument No. 20140121-0005456, Register's Office for Davidson County, Tennessee.

3. Notice of Completion as contained in Instrument No. 20210820-0112832, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200420-0041085, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 30 day of March, 2023.

PHILIPPE MYERS

STATE OF New York
COUNTY OF Onondaga

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named PHILIPPE MYERS, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 30 day of March, 2023.

GORDON W WOODS
Notary Public - State of New York
NO 01WO6116380
Qualified In Madison County
My Commission Expires Sep 27, 2024

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $1,557,000.00.

Affiant

SWORN TO and subscribed before me on this 30 day of March, 2023.

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
2-1-27