Commonwealth of Pennsylvania - Notary Seal
Glenn Zary, Notary Public
Allegheny County
My Commission Expires February 6, 2027
Commission Number 1432259

WARRANTY DEED

Karen Johnson Davidson County
Batch# 994731 DEEDWARR
04/21/2023 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,174.75
20230421-0029435

State of PA
County of WASHINGTON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,500.00

Katelyn M Wallace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2023

Glenn Zary
Notary Public

MY COMMISSION EXPIRES: 2-6-2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Collin Hayslett Lauren Schumacker	COLTIN HAYSLETT LAUREN SCHUMACKER	034-13-0 067.00
(NAME)	(NAME)	
205 Welworth Street	205 WELWORTH STREET	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	MADISON, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **LH615, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Collin Hayslett and Lauren Schumacker,** hereinafter called the GRANTEES, 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 Lot No. 28 on the Map entitled the Plan of Block A, East Lawn Subdivision, of record in Plat Book 547, Page 153 and 154, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to LH615, LLC by deed of record in Instrument No. 20220405-0038959, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 205 Welworth Street, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 6th day of March, 2023.

LH615, LLC
By: Lori Holloway, Authorized Agent

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lori Holloway, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of LH615, LLC, and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 3 day of March, 2023.

Notary Public Kelsie Holloway
My Commission Expires: 5/18/2024

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

File No.: 22740

True Certification of Electronic Document

I, Katelynn McAllister, 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 3/3/2023 (date of document).

Katelynn McAllister
Affiant Signature

3/10/2023
Date

State of PA

County of Washington

Sworn to and subscribed before me this 10 day of March, 2023

Cynthia L Dietz
Notary's Signature

MY COMMISSION EXPIRES: 8/1/2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
CYNTHIA L DIETZ - Notary Public
Allegheny County
My Commission Expires August 1, 2025
Commission Number 1022816