Karen Johnson Davidson County
Batch# 1002504 DEEDWARR
05/12/2023 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20230512-0035439

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $445,000.00

Affiant

Subscribed and sworn to before me, this 10 day of May, 2023.

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public
My commission expires: 8-20-2023

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lane Fernandez **Sophia Koorhan**	Legacy Home Loans	**11913000700**
2939 Harlin Dr	1036 Stearman Dr Ste 6	
Nashville, TN 37211	White House, TN 37188	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Savannah L Clements and James Kevin Clements, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lane Fernandez and Sophia Koorhan, husband and wife

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. 68, an addition to and a revision of Lot Nos. 93, 94, 95, 96, and 97 of the H G McNabb Subdivision, of record in Book 1130, Page 79, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Savannah L Clements and James Kevin Clements, wife and husband, by Warranty Deed from Nashville Biza Holdings, LLC, a Tennessee limited liability company, dated July 13, 2022, of record in Instrument No. 20220715-0081523, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2939 Harlin Dr, Nashville, TN 37211.

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 in 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.

_____ Date: 05/10/23
Savannah L Clements

_____ Date: 5/10/23
James Kevin Clements

STATE OF KY

COUNTY OF Hardin

Personally appeared before me, a Notary Public of said County and State, Savannah L Clements and James Kevin Clements, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of May, 2023.

STACEY NICOLE CALLOWAY
Notary Public
Commonwealth of Kentucky
Commission Number KYNP42112
My Commission Expires Dec 22, 2025

_____
NOTARY PUBLIC

My Commission Expires: 12/22/2025

True Copy Certification

I, **Kaz Arbogast,** 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 this the 10th day of May, 2023.

Affiant Signature
Date 05/10/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10th day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON