Karen Johnson Davidson County
Batch# 1004105 DEEDWARR
05/16/2023 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20230516-0036675

WARRANTY DEED

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$480,000.00.**

Julie Edgin
Affiant

Subscribed and sworn to before me, this the 16th day of May, 2023.

Lisa K R Wagner
Notary Public

My commission expires: Sept. 21, 2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Manatsawee Insawang	Same As Owner	**Map 134-13-0 Parcel 272.00**
207 Eisenhower Drive		
Nashville, TN 37211		

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

Steven Joyce and Mallory Joyce, husband and wife

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

Manatsawee Insawang, a married woman

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. 4 on the Plan of Final Plat Subdivision of The 1242 Property Solutions, LLC Property of record in Instrument No. 20201020-0122147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven Joyce and Mallory Joyce, husband and wife, by Deed dated May 14, 2021, from Rhythm Homes and Development, LLC, a Tennessee Limited Liability Company, of record in instrument No. 20210621-0083225, Register's Office of Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Instrument No. 20201020-0122147, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.2) Right of Ways to the Metropolitan Government as set out in the Orders of record in Book 4192, Page 488, and Book 4334, Page 190, Register's Office of Davidson County, Tennessee. 3) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20200615-006057, Register's Office of Davidson County, Tennessee. 4) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **207 Eisenhower Drive, 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 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 hand(s) this **16th** day of **May, 2023.**

Mallory Joyce

Mallory Joyce

Steven Joyce

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mallory Joyce and Steven Joyce,** the within named sellers, 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 at Nashville, Tennessee, this **16th** day of **May, 2023.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24

Tennessee Certification of Electronic Document

I, Lisa K. R. Wagner, 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 5/16/23 (date of document).

Affiant Signature

5-16-2023

Date

State of TN

County of Rutherford

Sworn to an subscribed before me this 16th day of May, 2023

Danielle Marie Crane

NOTARY'S SEAL

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSON EXPIRES: 2/22/25