WARRANTY DEED

Karen Johnson Davidson County
Batch# 1010556 DEEDWARR
06/02/2023 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20230602-0041917

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

G-C-23-4102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-26-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kalyne Foster Renda and Dominic Renda, Jr.	**Legacy Home Loans, LLC dba Steadfast Mortgage**	
(NAME) **4102 Nebraska Avenue**	(NAME) **1036 Stearman Drive, Ste. 6**	**103-04-0-355.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SPENCER LEWIS AND ASHLEY LEWIS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KALYNE FOSTER RENDA AND DOMINIC RENDA, JR., WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly 62.5 feet of the Easterly 137.5 feet of Lot No. 68 on the Plan of West End Annex, of record in Book 332, Page 61, Register's Office for said County.

Said part of Lot No. 68 fronts 62.5 feet on the Northerly side of Nebraska Avenue, formerly 8th Street, and runs back parallel lines 158.3 feet to an alley.

Being the same property conveyed to Spencer Lewis and Ashley Shaffer, tenants in common with right of survivorship by Warranty Deed from William Louis Lavin and wife, Abigail Harris Lavin of record as Instrument Number 20211004-0132779, Register's Office for Davidson County, Tennessee, dated September 30, 2021 and recorded on October 4, 2021.

The said Ashley Schaffer and Spencer Lewis having since married. Ashley Schaffer is N/K/A Ashley Lewis.

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 61, Register's Office for Davidson County, Tennessee.
- Easement for Sewer of record in Book 1118, Page 688, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4102 Nebraska Avenue, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 1st DAY OF JUNE, 2023.

Spencer Lewis by Attorney in Fact

Spencer Lewis by Margaret Means,
Attorney in Fact

Ashley Lewis by Attorney in Fact

Ashley Lewis by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Margaret Means to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of SPENCER LEWIS AND ASHLEY LEWIS, and who acknowledged he/she/they executed the same as the free act and deed of the said SPENCER LEWIS AND ASHLEY LEWIS.

Witness my hand and official seal, this the 1st of June, 2023.

April Bennett

Notary Public
My Commission Expires: _____
(SEAL)

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/06/2026
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 1ST day of June, 2023.

Affiant Signature

Date 6.2.2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of June, 2023.

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

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