Karen Johnson Davidson County
Batch# 1011633 DEEDWARR
06/06/2023 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20230606-0042699

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

B-VRES-23-4018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2023.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(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)
Thomas David Catron and Stephanie Currin DeMasi	FIRST HORIZON BANK	
(NAME)	(NAME)	**103-12-0H-002.00-CO**
4018 Valley Road	12719 CANTRELL ROAD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	LITTLE ROCK, AR 72223	
(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, **MICHAEL P. LEE AND ELIZABETH S. LEE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS DAVID CATRON AND STEPHANIE CURRIN DEMASI, HUSBAND AND WIFE,** 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 Unit B of Lauderdale Place Condominiums, as established by the Declaration of Covenants, Conditions and Restrictions for Lauderdale Place Condominiums, and shown on the plan attached thereto as Exhibit "C", of record in Instrument Number 20081030-0108319, in the Register's Office for Davidson County, Tennessee, as also recorded in Instrument Number 20080328-0031342, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth S. Jackson, unmarried by Warranty Deed from Craig Hodges and wife, Angela D. Hodges of record in Instrument No. 20110819-0064477, Register's Office for Davidson County, Tennessee, dated August 15, 2011 and recorded on August 19, 2011.

Being the same property conveyed to Elizabeth Scofield Lee, married by Quitclaim Deed from Elizabeth Scofield Lee f/k/a Elizabeth Jackson, of record in Instrument No. 2071213-0126868, Register's Office for Davidson County, Tennessee, dated December 12, 2017 and recorded on December 13, 2017.

Being the same property conveyed to Michael P. Lee and Elizabeth S. Lee, husband and wife by Quitclaim Deed from Elizabeth S. Lee f/k/a Elizabeth S. Jackson of record in Instrument No. 20190319-0024733, Register's Office for Davidson County, Tennessee, dated March 15, 2019 and recorded on March 19, 2019.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Pages 745 and 176, as amended by Instrument No. 20070215-0019559, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20080328-0031342, as also attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Lauderdale Place Condominiums, of record in Instrument Number 20081030-0108319, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Lauderdale Place Condominiums with By-Laws appended thereto, of record in Instrument Number 20081030-0108319, Register's Office for Davidson County, Tennessee.
- Charter for Lauderdale Place Condominiums Homeowners Association, Inc. of record in Instrument Number 20080226-0018635, 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: **4018 Valley Road, Nashville, Tennessee 37205**.

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 30th DAY OF MAY, 2023.

Michael P. Lee

Elizabeth S. Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL P. LEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of May, 2023.

Notary Public
My Commission Expires: 1/11/26
(SEAL)

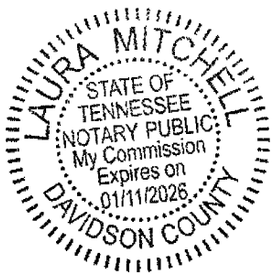


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH S. LEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of May, 2023.

Notary Public
My Commission Expires: 1/11/26
(SEAL)



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

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 June 5, 2023 (date of document).

Affiant Signature

June 5, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 5th day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023