Karen Johnson Davidson County
Batch# 1028982 DEEDWARR
07/20/2023 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230720-0056079

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-2732

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of July, 2023

Notary Public

Commission Expires: 7/6/24

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michelle Cope 705 Neill Avenue Nashville, TN 37206	JP Morgan Chase Bank 1111 Polaris Parkway Columbus, OH 43240	082-08-0-049.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,
Michael Lauren, unmarried, and Anna Dnistryan, unmarried, as tenants in common
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Michelle Cope
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. 52 on the Plan of Bransford Realty Company's Subdivision of the McWhirter Tract and of the Love-McFerrin Tract, as of record in Plat Book 421, Page 52, 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 Michael Dzingleski and wife Anna Dnistryan by Warranty deed from Louise C. Jones of record in Instrument No. 20141211-0113328 Register's Office for Davidson County, Tennessee, dated December 5, 2014 and recorded on December 11, 2014. (Value of consideration shown in aforementioned deed $98,000.00.)

Being the same property conveyed to Michael Lauren, unmarried and Anna Dnistryan, unmarried as tenants in common by Quitclaim deed from Michael Dzingleski (Now known as Michael Lauren) and Anna Dnistryan of record in Instrument No. 20150709-0066537 Register's Office for Davidson County, Tennessee, dated May 1, 2015 and recorded on July 9, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 705 Neill Avenue, Nashville, TN 37206

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 so 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.

Dated this the 12th day of July, 2023.

Michael Lauren

Anna Dnistryan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of July, 2023, before me personally appeared Michael Lauren and Anna Dnistryan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of July, 2023.

Notary Signature
My commission expires: 7/6/24

SUSAN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 July 20, 2023 (date of document).

Affiant Signature

July 20, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 20th day of July, 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