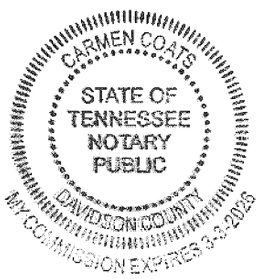
Karen Johnson Davidson County
Batch# 1042023 DEEDWARR
08/24/2023 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,872.20
20230824-0066137



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $506,000.00.

Amanda Allen
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th day of August, 2023.

Carmen Coats
NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jenni Rose Melville (NAME)	LENDING HAND MORTGAGE LLC (NAME)	081-07-3W-001.00 CO
1914 15th Avenue North, Unit A (ADDRESS)	510 LENTZ DR (ADDRESS)	
Nashville, TN 37208	MADISON, TN 37115	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Janet Bernard, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jenni Rose Melville , unmarried**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A on the plan of 1914 15th Avenue North Townhomes, as shown on Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions of 1914 15th Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170601-0054697, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JANET BERNARD, by deed from CS PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20180702-0064155, dated June 29, 2018, said Register's Office.

This property is __unimproved _X_improved property known as: 1914 15th Avenue North, Unit A, Nashville, TN 37208.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 18th day of August, 2023.

Janet Bernard

Janet Bernard

STATE OF IN
COUNTY OF Morgan

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janet Bernard, the herein bargainor, 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 and official seal, this the 18th day of August, 2023.

Justine Harlan

Notary Public
My Commission Expires: 11-15-2028

JUSTINE HARLAN
Notary Public - Seal
Johnson County - State of Indiana
Commission Number NP0729942
My Commission Expires Nov 15, 2028

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 August 23, 2023 (date of document).

Affiant Signature

August 23, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 23rd day of August, 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