Karen Johnson Davidson County
Batch# 1053304 DEEDWARR
09/22/2023 01:53:14 PM 2 pgs
Fees: $13.00 Taxes: $2,219.63
20230922-0074715

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1222

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Derrick Dewey Lachney, unmarried and Ralph P. Lachney, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey Nagy and Mary Nagy, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 1, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Salemtown Cottages, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20130930-0102050, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Salemtown Cottages and Bylaws of Salemtown Cottages Homeowner's Association, Inc., of record in Instrument No. 20140509-0040031, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Derrick Dewey Lachney, unmarried and Ralph P. Lachney, married by Warranty deed from HR Properties of Tennessee, a Tennessee general partnership of record in Instrument No. 20151230-0131166 Register's Office for Davidson County, Tennessee, dated December 28, 2015 and recorded on December 30, 2015. Ralph P. Lachney nor his spouse have ever lived in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 710 Buchanan Street #1, Nashville, TN 37208.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Jeffrey Nagy
Mary Nagy
710 Buchanan Street #1
Nashville, TN 37208

RESPONSIBLE FOR TAX PAYMENT
New owner

TAX MAP-PARCEL #:
081-08-4B-001.00

WITNESS THE EXECUTION HEREOF this 22nd day of September, 2023.

Derrick Dewey Lachney

State of Tennessee)
County of Davidson)

On this 22nd day of September, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Derrick Dewey Lachney, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

Ralph P. Lachney by Derrick Dewey Lachney, His Attorney in Fact

On this the 22nd day of September, 2023, before me before me the undersigned, a Notary Public in and for said County and State, personally appeared Derrick Dewey Lachney, 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 Ralph P. Lachney, acknowledged that such person executed the same as the free act and deed of Ralph P. Lachney.

Notary Public

My Commission Expires: 3/3/26

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 599,900.00.**

Affiant

Sworn and subscribed before me on this the 22nd day of September, 2023.

Notary Public

My Commission Expires: 3/3/26