WARRANTY DEED

Karen Johnson Davidson County
Batch# 1053745 DEEDWARR
09/25/2023 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $3,089.50
20230925-0075106

File No.: RES-23-5404A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $835,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm. Exp. 10/2/2023
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Garl Patrick Muzar and Beverly S. Muzar	NEW OWNER	091 07 0 303.00
(NAME)	(NAME)	
5404 A Michigan Avenue Nashville, TN 37209	Same	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **WILLIAM DAVIS LAMB, III, A MARRIED MAN, AND RONALD COLEMAN JONES, A MARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **GARL PATRICK MUZAR AND BEVERLY S. MUZAR, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs 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 Lot No. 1309, Block 180 on the No 1 Plan of West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for said County, to which reference is hereby made for a more complete description.

For reference: Said Lot No. 1309 fronts 25 feet on the northerly side of Michigan Avenue and runs back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to William Davis Lamb, III and Ronald Coleman Jones, from Gerald Williams and wife, Elouise Williams, by Warranty Deed dated May 23, 2022, recorded May 31, 2022. in Instrument No. 20220531-0062799, in the Register's Office of Davidson County, Tennessee. Further being part of the same property conveyed to William Davis Lamb, III and Ronald Coleman Jones from William Davis Lamb, III and Ronald Coleman Jones, by Quitclaim Deed of Separation of Tax Parcels dated July 28, 2022, recorded July 28, 2022, in Instrument No. 20220728-0086330, in the Register's Office of Davidson County, Tennessee.

Subject property is not the primary or marital residence of Grantor(s), their respective spouse(s) and/or dependent(s) as defined by statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 5404 A Michigan Avenue, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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 22nd day of September, 2023.

William Davis Lamb, III

Ronald Coleman Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of September, 2023, before me personally appeared William Davis Lamb, III, and Ronald Coleman Jones ~~and~~, 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 22nd day of September, 2023.

Notary Signature
My commission expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Tiffany Rocker, 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 September 25, 2023.

Tiffany Rocker
Affiant Signature

9/25/2023
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 25 day of September, 2023.

Notary's Signature

My Commission Expires: 10/2/2023

Notary's Seal



File No. RES-23-5404A