Karen Johnson Davidson County
Batch# 1056250 DEEDWARR
10/02/2023 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20231002-0077326

WARRANTY DEED

Madisun Silva
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $725,000.00.

Affiant

Subscribed and sworn to me on 09/28/23.

Madisun Silva
NOTARY PUBLIC

My Commission Expires: 06-16-26

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Andrew John Laparra and Lindsey Michelle Laparra 1630 Lethia Drive Nashville, TN 37206	United Wholesale Mortgage 585 South Blvd E. Pontiac, MI 48341	073-13-0B-002.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ASHER PAXTON, AN UNMARRIED MAN, AND ANNA CLARKE HARRISON, AN UNMARRIED WOMAN, AND SETH J MASSA, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Andrew John Laparra and Lindsey Michelle Laparra, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 1628B on the plan of Hengard Properties, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Hengard Properties, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150121-0005715 and corrected by Scrivener's Affidavit of record in Instrument No. 20160322-0026919, 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 ASHER PAXTON, AN UNMARRIED MAN, AND ANNA CLARKE HARRISON, AN UNMARRIED WOMAN, AND SETH J MASSA, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by Warranty Deed from ELA MELO, FORMERLY KNOWN AS SAMUEL MELO, UNMARRIED, of record in Instrument No. 20230817-0064054, dated August 14, 2023, said Register's Office.

This is improved property known as 1630 Lethia Drive, Nashville, Tennessee 37206.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever

defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 09/28/23.

Asher Paxon

Anna Clarke Harrison

Seth J. Massa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 09/28/23, before me personally appeared ASHER PAXTON, ANNA CLARKE HARRISON, AND SETH J MASSA, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 09/28/23.

NOTARY PUBLIC

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

My Commission Expires: 9/8/25

Certificate of Authenticity

I, Tonya Loftin, 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 Septembe 28, 2023.

Date

Tonya Loftin
Affiant Signature

October 2, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of October, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)