Karen Johnson Davidson County
Batch# 1107361 DEEDWARR
03/04/2024 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20240304-0015056

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Carmen Coats
Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 28TH DAY OF FEBRUARY, 2024.

Brooke Hicks
Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lemont, LLC, a Tennessee Limited Liability Company	New owner (NAME)	
805 Lemont Drive (ADDRESS)	(ADDRESS)	051-14-0-029.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Marshall B. Prince and Lois F. Prince, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lemont, LLC, a Tennessee Limited Liability Company , hereinafter called the Grantees, 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 part of Lot No. 45 on the Plan of Gra-Mar Acres, Section Five, as shown by Plat of record in Plat Book 2330, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description. Said Part of Lot No. 45 fronts 137 feet on the Northerly side of Lemont Drive and extends back 285 feet on the easterly line and 282.9 feet, more or less, on the westerly line, to a dead line, measuring 118 feet thereon.

Being the same property conveyed to Marshall B. Prince and Lois F. Prince, husband and wife by Warranty Deed from Sok Heng Teap and Sophorn Chhun, husband and wife of record in Instrument No. 20090220-0014830 Register's Office for Davidson County, Tennessee, dated February 06, 2009 and recorded on February 20, 2009.

Marshall B. Prince is one and the same person as Marshall Prince.

Lois F. Prince is one and the same person as Lois Faye Prince.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 805 Lemont Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (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 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.

Witness my/our hand(s) this 28th day of February, 2024.

WARRANTY DEED
(Continued)

Marshall B. Prince

Lois F. Prince

Lois F. Prince

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marshall B. Prince and Lois F. Prince, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of February, 2024.

Notary Public

My Commission Expires: 2026

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **February 28, 2024** (date of document).

Affiant Signature

March 4, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 4th day of March, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25