# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY/RETURN TO:**
Lawyers Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 724,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2024.

Notary Public

COMMISSION EXPIRES: 3/9/2027

Kristina F Iantosca
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

(Affix Seal)

Karen Johnson Davidson County
Batch# 1117083 DEEDWARR
04/02/2024 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.13
20240402-0022570

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jonathan Joyce<br>Mary Marjorie Leonard | New Owner | 072-05-0C-001-00 |
| (NAME) | (NAME) | |
| 902 Thomas Avenue | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37216 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SBE Partners, a Tennessee Partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Joyce, a single man and Mary Marjorie Leonard, a single woman, as Joint Tenants with Rights of Survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Unit 1 as shown on Exhibit "C" of the Declaration Of Covenants, Conditions and Restrictions for Homes At 904 Thomas, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record in Instrument Number 20160902-0092498, as amended in Instrument No. 20210730-0102590 and Instrument No. 20240201-0007182, Register's Office for Davidson County, Tennessee, and Bylaws appended thereto as Exhibit "B", said Register's Office are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration.**

**Being the same property conveyed to SBE Partners by Warranty Deed from Central Zion Missionary Baptist Church dated 10/14/2015 and recorded 10/16/2015 of record in Instrument No. 20151016-0105660 and corrected by Scrivener's of record in Instrument No. 20151103-0111735, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **902 Thomas Avenue** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) (State) **37216** (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, successors 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, 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 our hands this 1st day of April, 2024.

SBE Partners, a Tennessee Partnership

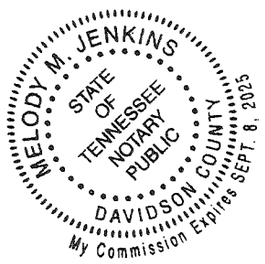
By: _____
Robert L. Scruggs, Authorized Agent

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

. Before me, the undersigned, a notary public in and for said County and State, personally appeared **Robert L. Scruggs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **Authorized Agent of SBE Partner,** the within named bargainor, and being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as a Authorized Agent

WITNESS my hand and seal this 1st day of April, 2024.

_____
Notary Public
Commission Expires: 9.8.2025



# Certificate of Authenticity

I, Kimberly Minter, 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 4/1/2024.

K. Minter

Name: K. MINTER
Title: POST-CLOSER

STATE OF: **Tennessee**

COUNTY OF: DAVIDSON

Sworn to and subscribed before me on APRIL 1, 2024.

Kristina Flantosca

Notary Public:
My Commission Expires: 3/9/2027

