WARRANTY DEED

Karen Johnson Davidson County
Batch# 1118248 DEEDWARR
04/03/2024 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20240403-0023428

File No.: RES-24-2114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of April, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

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
Elizabeth Lautenbacher Katz, Robert Louis Jacob Katz, and Molly Elizabeth Katz	Same as	083 04 0 290.00
(NAME) 2114 Rosecliff Dr	(NAME)	
Nashville TN 37206	New owner	
(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, **KELLEY JEANNE ENGELS MAYO AND SHANE HAMILTON MAYO, WIFE AND HUSBAND**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MOLLY ELIZABETH KATZ, AN UNMARRIED WOMAN AS TO AN UNDIVIDED 50% INTEREST AND ROBERT LOUIS JACOB KATZ AND ELIZABETH LAUTENBACHER KATZ, HUSBAND AND WIFE, AS TO AN UNDIVIDED 50% INTEREST**, 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. 5 on the plan of Revisions to Young's Valley Section Two, of record in Plat Book 6200, Page 773, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelley Jeanne Engels Mayo and Shane Hamilton Mayo, wife and husband, from Gregory Bourbeau and Laura Bourbeau, husband and wife, by Warranty Deed dated August 22, 2022, recorded August 24, 2022, in Instrument No. 20220824-0095469, in the Register's Office of Davidson County, Tennessee.

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 2114 Rosecliff Drive, Nashville, TN 37206
(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 2nd day of April, 2024.

Kelley Jeanne Engels Mayo

Shane Hamilton Mayo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of April, 2024, before me personally appeared Kelley Jeanne Engels Mayo and Shane Hamilton Mayo, 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 2nd day of April, 2024.

Notary Signature
My commission expires: 3/4/28

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

After recording, return to:
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **April 2, 2024**.

Date

Affiant Signature

April 3, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **April**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026