RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1129478
05/01/2024 10:22:38 AM
Fees: $13.00 Taxes: $869.81

Davidson County
DEEDWARR
2 pgs

20240501-0031711

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR ~~VALUE, WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $235,085.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF APRIL, 2024.

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Commission Exp.
April 27, 2025
COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Kampel and Joseph Hurtado	Same as new owner	
(NAME)	(NAME)	
2630 Delk Avenue		081-10-0-043.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, WE, **LEVER REALTY, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAREN KAMPEL, AN UNMARRIED WOMAN AND JOSEPH HURTADO, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 25 on the Map of Revised Section Two, Normal Heights, as of record in Book 2330, Page, 54, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 front 50 feet on the Northeasterly side of Delk Avenue and runs back between lines, 165.4 feet on the Northwesterly line and 181.9 feet on the Southeasterly line, to a dead line measuring 52.6 feet thereon.

Being the same property conveyed to Lever Realty, LLC, A South Carolina Limited Liability Company by Warranty Deed from Josh Anderson, married of record in Instrument No. 20240216-0010799 Register's Office for Davidson County, Tennessee, dated February 15, 2024 and recorded on February 16, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2630 Delk Avenue, Nashville, TN 37208
(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 hand this 29th day of April, 2024

LEVER REALTY, LLC

BY: _____

TIMOTHY M. LEVER, MEMBER

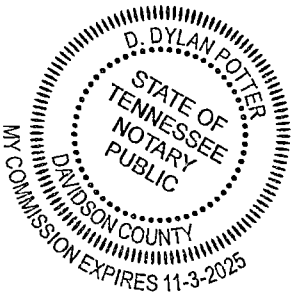
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Timothy M. Lever, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Lever Realty, LLC, and that he as such Member of Lever Realty, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Lever Realty, LLC.

Witness my hand and official seal this 29th day of April, 2024.

Commission expires:



_____

Notary Public