Karen Johnson Davidson County
Batch# 1134665 DEEDWARR
05/14/2024 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,687.20
20240514-0035696

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $456,000.00 Affiant Subscribed and sworn to before me, this 13th day of May, 2024. Notary Public My Commission Expires: 7/7/27

WARRANTY DEED

Address New Owner: Leandrea Cristis Lockridge 2700 Cato Ridge Drive Nashville, TN 37218	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 058-09-0A-234.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELIZA M. JAEN, UNMARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LEANDREA CRISTIS LOCKRIDGE, UNMARRIED** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 221 on the Plan of Jordan Ridge at Eaton's Creek, Phase 7 - Section 2, of record in Plat Instrument No. 20080205-0012163, re-recorded in Instrument No. 20080326-0030483, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Eliza M. Jaen, an individual, by deed from Eligio, LLC, of record in Instrument No. 20221010-0110984, Register's Office for Davidson County, Tennessee, dated October 8, 2022 and recorded on October 10, 2022.

This is improved property commonly known as: 2700 Cato Ridge Drive Nashville, TN 37218

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of May, 2024.

Eliza M Jaen

ELIZA M/JAEN

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELIZA M. JAEN** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of May, 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Certification of Recorded Documents

I, Karen Suggs, 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 May 13, 2024.

Karen Suggs
(AFFIANT) – Karen Suggs

05/13/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 13th day of May, 2024.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY