This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-BM-24-208

L&L#6304-119

ADDRESS NEW OWNER:
Lynzee Raejean Gray
Elisa Annahi Tapia-Talavera
208 Seesaw Court, TN 37211

SEND TAX BILL TO:
MORTGAGEE

Parcel ID:
172-12-0B-069-00

MORTGAGEE:
NFM LENDING
1190 WINTERSON RD. #300
LINTHICUM, MD 21090

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sue Ann Tomlin, an unmarried woman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Lynzee Raejean Gray and Elisa Annahi Tapia-Talavera, a married couple,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Bradford Hills, Section 5, of record in Plat Book 7900, Page 6 and amended in Book 7900, Pages 287 & 288, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Sue Ann Tomlin, an unmarried woman by Deed dated May 22, 2018 from Sue Melvin, unmarried, recorded June 1, 2018, in Instrument Number 20180601-0052376, in the Register's Office for Davidson County, Tennessee.
>
> This instrument is executed on behalf of Sue Ann Tomlin by virtue of a written Power of Attorney of record in Instrument Number 20240625-0047384, Register's Office for Davidson County, Tennessee.

This is Improved property known as 208 Seesaw Court, Nashville, TN 37211. Possession is to be given on June 26, 2024.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

Karen Johnson Davidson County
Batch # 1153091 DEEDWARR
07/01/2024 01:39:47 PM 2 pgs
Fees: $13.00 Taxes: $1,507.75
20240701-0049500

GRANTOR does further covenant and bind himself, her 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.

WITNESS our hands this the 26th day of June, 2024.

Sue Ann Tomlin
by William Richard Smith, her Attorney-In-Fact
for attorney in fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 26th day of June, 2024, before me personally appeared **William Richard Smith**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sue Ann Tomlin as her attorney in fact, pursuant to the power of attorney recorded in Instrument No. 20240625-0047384, Register's Office, Davidson County, Tennessee, and acknowledged that she executed the same as the free act and deed of Sue Ann Tomlin as her attorney in fact.

NOTARY PUBLIC

My Commission Expires: 3/2/25

J. DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

* * * * * *

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is **$407,500.00**.

~~AFFIANT~~

Subscribed and sworn to before me on this 26th day of June, 2024.

NOTARY PUBLIC

My Commission Expires: 5/8/28

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028