2024-0583

Karen Johnson Davidson County
Batch# 1162094 DEEDWARR
07/25/2024 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $3,126.50
20240725-0056130

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22916-SL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $845,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of July, 2024.

Notary Public
My Commission Expires: 6/22/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David Thomas Lee and Laura Katherine Lee 1812A 7th Avenue North Nashville, TN 37208	New Owner	081 08 2R 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,/we, **Thomas P. Jantz and David R. Perez-Vela, a married couple**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **David Thomas Lee and Laura Katherine Lee, husband and wife**, hereinafter called the Grantee(s), /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 Unit No. A, as shown on the Plan of 1812 7TH AVENUE NORTH TOWNHOMES, a horizontal property regime with private elements, as shown on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for 1812 7th Avenue North Townhomes of record in Instrument No. 20150611-0055214, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to David R. Perez-Vela, an unmarried man, and Thomas P. Jantz, an unmarried man, as tenats with rights of survivorship, by Warranty Deed from The Chandra Family Partnership, a Tennessee partnership, of record in Instrument No. 20190911-0092011, in the Register's Office of Davidson County, Tennessee, dated September 06, 2019, and recorded on September 11, 2019.

This is improved property located at: **1812A 7th Avenue North, Nashville, TN 37208.**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 23rd day of July, 2024.

GRANTOR:

Thomas P. Jantz

David R. Perez-Vela

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas P. Jantz and David R. Perez-Vela, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of July, 2024.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202407250056130

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 7/23/24 (date of document).

Affiant Signature

7/24/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON