Karen Johnson Davidson County Batch# 1162953 DEEDWARRSP 07/26/2024 03:50:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20240726-0056837	CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE - EXEMPT

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Metropolitan Government of Nashville and Davidson County, Tennessee	**EXEMPT**	**10512003600**
P.O. Box 196300		
Nashville, TN 37219		

FOR AND IN 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 ACKNOWLEDGE, WE,

LEM Leasing, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Metropolitan Government of Nashville and Davidson County, Tennessee

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 the front part of Lot No. 132, Plan of Woodycrest, Section 2, of record in Book 1835, Page 56, Register's Office for Davidson County, Tennessee, being more particularly described, as follows:

Beginning at a point in the westerly margin of Woodycrest Avenue being the northeast corner of Lot 132; thence along the westerly margin of Woodycrest Avenue in a southerly direction 70 feet to a point; thence leaving the westerly margin of Woodycrest Avenue, along the line between lots 132 and 131 in a westerly direction 160 feet to a point; thence in a northerly direction 70 feet to a point; thence along the line between lots 132 and 133 in an easterly direction 160 feet to the point of beginning.

Being the same property conveyed to LEM Leasing, LLC, a Tennessee limited liability company, by Warranty Deed from Modern Movers, LLC, a Tennessee limited liability company, dated June 13, 2006, of record in Instrument No. 20060614-0070549, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 334 Woodycrest Ave, Nashville, TN 37210.

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 THE GRANTOR, DOES HEREBY COVENANT with the Grantees, except as above noted, that at the time of the delivery of this Deed the premises were free from all encumbrances made by it, and that it will warrant and

defense the same against the lawful claims and demands of all persons claiming, by through, or under it, but against none other. 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.

Date: 7-26-2024

LEM Leasing, LLC
By: Charles W. Lind, Jr.
Its: Authorized Representative

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Charles W. Lind, Jr., the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Representative of LEM Leasing, LLC and is authorized by LEM Leasing, LLC to execute the within instrument on its behalf.

Witness my hand, at office, this 26 day of JULY, 2024.

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

NOTARY PUBLIC

My Commission Expires: 9/8/25

Certificate of Authenticity

I, Jennifer Russell, 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 7/26/2024.
Date

Jennifer Russell
Affiant Signature

7/26/2024
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 26 day of July, 2024.

Notary's Signature

My Commission Expires: 10/21/2024

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.