Karen Johnson Davidson County
Batch# 1174611 DEEDWARR
08/26/2024 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20240826-0065583

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-3677

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Rebecca Lou Ann Lear
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of August, 2024

JODY LYNN POPE
Notary Public
Alabama State at Large

Jody Lynn Pope
Notary Public My Commission Expires July 12, 2028

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Wendy Martinez 660 Roosevelt Avenue Madison, TN 37115	New Owner	043-06-0-326

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Rebecca Lou Ann Lear and Ryan Patrick Lear, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wendy Martinez Mwanda, unmarried

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. 201 on the Plan of Madison Park, Section 8 of record in Plat Book 4300, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 201 fronts 72 feet on the Southerly margin of Roosevelt Avenue and runs back between lines 112 feet on the Easterly side line and 109.6 feet on the Westerly line to a line at the rear measuring 89.1 feet thereon.

BEING the same property conveyed by Warranty Deed from Opendoor Property C LLC, a Delaware Limited Liability Company to Rebecca Lou Ann Lear and Ryan Patrick Lear, wife and husband, recorded March 6, 2020, as Instrument No. 20200306-0025642 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 660 Roosevelt Avenue, Madison, TN 37115.

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 so 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.

Dated this the 20th day of August, 2024.

Rebecca Lou Ann Lear

Ryan Patrick Lear

STATE OF ALABAMA
COUNTY OF MADISON

On this 20th day of August, 2024, before me personally appeared Ryan Patrick Lear and Rebecca Lou Ann Lear, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of August, 2024.

Notary Signature
My commission expires: My Commission Expires July 12, 2028

JODY LYNN POPE
Notary Public
Alabama State at Large

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/20/24 (date of document).

Affiant Signature

8/26/24
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

