Karen Johnson Davidson County
Batch# 1229513 DEEDWARR
01/23/2025 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,253.30
20250123-0005228

**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-6050

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~Williamson~~ BELL

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $609,000.00

Michelle A. Lane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS ~~15th~~ 14th day of January, 2025

Jessica Hammett
Notary Public
Electronically signed and notarized online using the Proof platform.
Commission Expires: 01/24/2026

Jessica Hammett
ID NUMBER
13354891-7
COMMISSION EXPIRES
January 24, 2026

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Jacqueline Cannon and Joshua Lieb<br>1601 B Douglas Ave<br>Nashville, TN 37206 | MORTGAGE INVESTORS GROUP<br>8320 EASTWALKER SPRINGS LN, STE 200<br>KNOXVILLE, TN 37923 | 083-02-0B-001.00-CO |

# 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,

**Michelle Lane, unmarried**

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

**Joshua R. Lieb and Jacqueline A. Cannon, husband and wife,**

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 Unit No. A, on the Plan of Douglas Avenue Townhomes, filed as Exhibit B to, and established by the Declaration of record in Instrument No. 20101001-0078686, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Michelle Lane, unmarried by Warranty Deed from Tisha Morris and Allison Edwards of record in Instrument No. 20110204-0010215 Register's Office for Davidson County, Tennessee, dated January 31, 2011 and recorded on February 04, 2011.

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: 1601 B Douglas Ave, Nashville, TN 37206

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 15th day of January, 2025.

Michelle A. Lane

Michelle A. Lane

STATE OF Texas
COUNTY OF Bell

On this 14th day of January, 2025, before me virtually appeared Michelle A. Lane, 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 14th day of January, 2025.

Jessica Hammett

Notary Signature
My commission expires: 01/24/2026

NOTARY PUBLIC STATE OF TEXAS

Jessica Hammett
ID NUMBER
13354991-7
COMMISSION EXPIRES
January 24, 2026

Electronically signed and notarized online using the Proof platform.

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 January 15, 2025.

Affiant Signature

23rd day of January, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028