PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
987 VESTA ROAD
LEBANON, TN 37090

Bill Garrett Davidson County
Batch# 119078 **DEEDWARR**
07/23/2018 08:57:24 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20180723-0071251

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Michael Lohmann and Tsianina Lohmann, husband and wife have this day bargained and sold and does hereby transfer and convey unto Rachel Drehmann, a single woman, her heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 2, SECTION 2, GENEIVA HEIGHTS, as shown on plat of record in Plat Book 2854, Page106, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of property.

Being the same property conveyed to Michael Lohmann and Tsianina Lohmann, husband and wife, by Quitclaim Deed from Mack Props, LLC, a Tennessee Limited Liability Company, dated 06/24/16, of record in Instrument No. 20160708-0070201, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mack Props, LLC, a Tennessee limited liability company, by Quitclaim Deed from Michael Lohmann and Tsianina Lohmann, husband and wife, dated 09/16/14, of record in Instrument No. 20141001-0090816, Register's Office for Davidson County, Tennessee.

This is improved property known as 1612 Berrywood Road, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Rachel Drehmann, a single woman, her heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 20th day of July, 2018.

Michael Lohmann by Carolyn Lohmann Attorney-in-fact
Michael Lohmann
by Carolyn Lohmann, Attorney-In-Fact

Tsianina Lohmann by Carolyn Lohmann Attorney-in-fact
Tsianina Lohmann
by Carolyn Lohmann, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Carolyn Lohmann, Attorney-in-Fact for Michael Lohmann and Tsianina Lohmann, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledges that she is the Attorney-in-Fact of the maker or constituent of the maker, and in authorized by the maker of by constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand this 20th day of July, 2018.

KELSEY PITMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Kelsey Pitman
NOTARY PUBLIC
MY COMMISSION EXPIRES 9/22/20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $335,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20th day of July, 2018.

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires:

NOTARY PUBLIC

Map & Parcel No.: 072-08-0-093.00

Name and address of new owner:
Send tax bills to:
Rachel Drehmann
601 West 139th St., #45
New York, NY 10031