Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-0361

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of May, 2019

Notary Public

Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 227633 DEEDWARR
05/08/2019 03:41:26 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20190508-0043326

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jacob Lentner and Meridian Pratt 4024 Devonshire Drive Nashville, TN 37207	Fifth Third Bank 5001 Kingsley Dr. Cincinnati, OH 45227	041-11-0-099.00

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,

Jason Allen Wheeler

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

Jacob Lentner and Meridian Pratt, both unmarried as joint tenants with rights of survivorship

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. 38 on the Plan of Section 1, Bellshire Estates of record in Book 2133, Pages 124 and 125, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Devonshire Drive at the corner of Lot Nos. 38 and 39; thence with the line between said two lots, westerly 289.1 feet; thence North 1 degree 50 minutes West 95 feet; thence North 41 degrees 37 minutes East 130 feet to the corner of Lot Nos. 37 and 38; thence with the line between said two lots, easterly 195 feet to the westerly margin of Devonshire Drive; thence with the same southerly 130 feet to the beginning.

Being the same property conveyed to James T. Vernon and wife, Dorothy G. Vernon by Warranty Deed from John Tidwell, Jr. and wife, Janet Tidwell of record in Book 4463, Page 284, Register's Office for Davidson County, Tennessee, dated November 27, 1970 and recorded on November 30, 1970. Said property further vested in Dorothy G. Vernon upon the death of her husband, James T. Vernon, by reason of their tenancy by the entirety. The said Dorothy G. Vernon having since died testate January 22, 1924. Said property further vested in Jason Allen Wheeler as the sole heir-at-law of Dorothy G. Vernon, reference is hereby made to an Affidavit of Heirship of record in Instrument No. 20160211-0013326, Register's Office for Davidson County, Tennessee.

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;

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Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-BE-19-4124

(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: 4024 Devonshire Drive, Nashville, TN 37207

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 uses, 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 1st day of May, 2019.

Jason Allen Wheeler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jason Allen Wheeler** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 1st day of May, 2019.

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY