

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Mandy Gomary
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS 25th DAY OF July, 2019

Connie Cantrell
NOTARY PUBLIC

My Commission expires:

THIS INSTRUMENT PREPARED BY
Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
William Joseph Lehmberg, Jr. and Karen G. Lehmberg, Trustees of the Lehmberg Family Revocable Living Trust Agreement 550 Natchez Bend Road Nashville, TN 37221	Same	142-10-0B-008.00 CO

Karen Johnson Davidson County
Batch# 262997 DEEDWARRSP
07/26/2019 03:58:50 PM 4 pgs
Fees: $23.00 Taxes: $1,147.00

20190726-0074006

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid, and other good and valuable consideration , the receipt of which is hereby acknowledged,

MARILYN LYELL, DIANE KAY DEMOSKI, LEANN RAE MARQUARD AND JAMES MICHAEL KETELSEN

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

WILLIAM JOSEPH LEHMBERG, JR. AND KAREN G. LEHMBERG, TRUSTEES OF THE LEHMBERG FAMILY REVOCABLE TRUST AGREEMENT

hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8, as shown on the map entitled Phase I, Belle Pointe, of record in Book 6250, pages 500 and 501, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to FLORENCE A. KETELSEN, UNMARRIED, by deed from PAMELA B. VAUGHN, UNMARRIED, of record as Instrument No. 20030911-0133072, dated September 5, 2003, said Register's Office. FLORENCE A. KETELSEN died testate on or about April 11, 2018. Pursuant to the terms of her will of record in Docket No. 18P1262 in the Seventh Circuit Court for Davidson County, Tennessee, Probate

Division, said property was devised to MARILYN LYELL, DIANE DEMOSKI, LEANN MARGUARD AND JIM KETELSEN.

This conveyance is made subject to the following:

General or special taxes and assessments for the year 2019 assumed by the Grantee.

Matters shown on the Plan of record in Book 6250, pages 500 and 501, and in Book 6250, page 440, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6689, page 772, as amended in Book 6702, page 409, Book 6770, page 814, Book 6774, page 774, Book 6819, page 164, Book 6862, page 292, Book 6959, page 766, Book 7409, page 224, Book 7851, page 215, Book 9319, page 443, and as Instrument Nos. 20020130-0013252, 20051027-0130021, and 20141202-0110210, said Register's Office.

This is improved property located at 415 Belle Pointe Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said GRANTEE, their heirs and assigns against the lawful claims of all persons claiming by, through or under GRANTOR, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 25 day of July, 2019.

Marilyn Lyell

Diane Kay Demoski by Marilyn Lyell, her Attorney-in-Fact

LeAnn Rae Marquard, by Marilyn Lyell, her Attorney-in-Fact

James Michael Ketelsen, by Marilyn Lyell, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Marilyn Lyell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of July, 2019.

Brandy Gomaz
Notary Public

Commission expires: 7-5-21

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25 day of July, 2019, before me personally appeared Marilyn Lyell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Diane Kay Demoski, and who acknowledged that she executed the same as the free act and deed of Diane Kay Demoski.

Witness my hand, at office, this 25 day of July, 2019.

Brandy Gomaz
Notary Public

Commission expires: 7-5-21

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25 day of July, 2019, before me personally appeared Marilyn Lyell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LeAnn Rae Marquard, and who acknowledged that she executed the same as the free act and deed of Leann Rae Marquard.

Witness my hand, at office, this 25 day of July, 2019.

Brandy Gomaz
Notary Public

Commission expires: 7-5-21

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25 day of July, 2019, before me personally appeared Marilyn Lyell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James Michael Ketelsen, and who acknowledged that she executed the same as the free act and deed of James Michael Ketelsen.

Witness my hand, at office, this 25 day of July, 2019.

Brandy Gomaz
Notary Public

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission expires: 7-5-21