THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200225236**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $130,000.00. Affiant Subscribed and sworn to before me, this 26th day of March, 2020. Notary Public My Commission Expires: 05/03/2021

Karen Johnson Davidson County
Batch# 378307 DEEDWARR
03/27/2020 08:33:44 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20200327-0033171

M ALEXIS MENDL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Zachary D. Lee 1322 Kenton Place Nashville TN 37217	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 107-14-0-040.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Geoffrey D. Lee, Trustee of the Geoffrey D. Lee Revocable Living Trust and Sandra K. Lee, Trustee of the Sandra K. Lee Revocable Living Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zachary D. Lee, unmarried**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Miro Meadows of record in Plat Book 1424, Page (s) 94 and 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Fifty percent (50%) Tenant in Common interest to Geoffrey D. Lee, Trustee of the Geoffrey D. Lee Revocable Living Trust Agreement dated October 09, 2017 and a fifty percent (50%) Tenant in Common interest to Sandra K. Lee, Trustee of the Sandra K. Lee Revocable Living Trust Agreement dated October 09, 2017, by Quitclaim deed from Geoffrey D. Lee and Sandra Lee, husband and wife of record in Instrument No. 20171010-0103747 Register's Office for Davidson County, Tennessee, dated October 09, 2017 and recorded on October 10, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 94 and 95, Register's Office for Davidson County, Tennessee.

Deed of Conveyance for Water Mains of record in Book 2083, Page 260, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1424, Page 94 and 95, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1322 Kenton Place Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of March, 2020.

Trustee
Geoffrey D. Lee, Trustee

Sandra K. Lee, Trustee
Sandra K. Lee, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Geoffrey D. Lee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the trustee of the Geoffrey D. Lee Revocable Living Trust Agreement dated October 09, 2017, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of March, 2020.

Nathan L. Powers
Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandra K. Lee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the trustee of the Sandra K. Lee Revocable Living Trust Agreement dated October 09, 2017, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of March, 2020.

Nathan L. Powers
Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY