Karen Johnson Davidson County
Batch# 401100 DEEDWARR
05/15/2020 01:45:30 PM 4 pgs
Fees: $23.00 Taxes: $2,479.00
20200515-0050826

WARRANTY DEED

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF May, 2020.

Notary Public

MY COMMISSION EXPIRES: 9/18/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-253

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Linda Lentz and Robert Lentz	New Owner	103 08 0 192.00
(NAME)	(NAME)	
4100 Aberdeen Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Andrew St. Marie and Lauren St. Marie, husband and wife, and Nicholas St. Marie, a married man** (collectively, the "**Grantors**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Linda Lentz and Robert Lentz, wife and husband** (the "**Grantees**)"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 of Block "K" on the MAP OF CHEROKEE PARK, SECTION NO. III, as of record in Book 843, Pages 2 and 3, Register's Office for said County, and a part of Mockingbird Road, that was closed by Ordinances of the City of Nashville, being known as Bill #63-501, approved March 27, 1963, and described according to a survey made by Hal R. Swann, Jr., Surveyor, dated April 4, 1964, as follows:

Beginning at a point in the Northerly margin of Aberdeen Road, at the corner of Lots 18 and 19; thence with the line between said lots, Northerly 176.9 feet to the line of Lot No. 20; thence along the line of Lot 20, and said line extended, Easterly 92.5 feet to the Northwest corner of the lot that was conveyed to Darlean Bell Lewis, et al, by deed of record in Book 3641, Pg. 243; thence Southerly 180 feet to the North margin of Aberdeen Road, in the exact center of said Mockingbird Road, now closed; thence with the margin of said Aberdeen Road, Westerly 85 feet to the point of beginning.

Being the same property conveyed to Andrew St. Marie and Lauren St. Marie, husband and wife and Nicholas St. Marie, a married man, by Warranty Deed from Dina R. Romeo and Hilda S. Golden, as the heirs-at-law of Gertrude Schlanger and as the Personal Representatives of the Estate of Gertrude Schlanger, of record in Instrument No. 20160923-0100534, in the Register's Office of Davidson County, Tennessee, dated September 20, 2016 and recorded on September 23, 2016.

This instrument is executedby Andrew St. Marie (i) on behalf of Nicholas St. Marie by virtue of a written Power of Attorney of record in Instrument No. _____202005150050825 Register's Office for Davidson County, Tennessee and (ii) on behalf of Morgan St. Marie by virtue of a written Power of Attorney of record in Instrument No. __202005150050824__, Register's Office for Davidson County, Tennesse

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2019 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 4100 Aberdeen Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantees, their successors and assigns, in fee simple forever.

Grantors covenants with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenant with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenant and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, his heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

Morgan St. Marie joins in this conveyance to convey any marital interest she may have in the Property, but does not make any representations, warranties or covenants.

[signatures on the following page]

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed the 5th day of May, 2020.

GRANTORS:

Andrew St. Marie

Lauren St. Marie

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Andrew St. Marie and Lauren St. Marie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 5 day of May, 2020.

Notary Public

My Commission Expires: 5/2/2022

TIFFHANY WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

BY: as Attorney-In-Fact

Nicholas St. Marie by Andrew St. Marie as Attorney in Fact

BY: as Attorney-In-Fact

Morgan St. Marie by Andrew St. Marie as Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Nicholas St. Marie by Andrew St. Marie as Attorney in Fact and Morgan St. Marie by Andrew St. Marie as Attorney in Fact, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 5 day of May, 2020.

Notary Public

My Commission Expires: 5/2/2022

TIFFHANY WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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