Karen Johnson Davidson County
Batch# 409848 DEEDWARR
06/03/2020 03:10:30 PM 4 pgs
Fees: $23.00 Taxes: $1,374.55
20200603-0057220

WARRANTY DEED

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $371,500.00
Julie Bailey
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 2020.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9/7/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 085
John David Kent 3213 Toddway Court Nashville, Tennessee 37214	Shelter Lending Services, LLC 4000 W. Brown Deer Road, Ste E Brown Deer, WI 53209	GROUP 130 PARCEL 004.00

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, we,

Bill Lazarus and wife Loretta L. Lazarus as to a 50% undivided interest, as Tenants in Common with Rights of Survivorship
and
Les Lazarus, unmarried, as to a 25% undivided interest
and
Mary Frizzell, as to a 25% undivided interest

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

John David Kent and Abra Nicole Kent

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in County, state of Tennessee, described as follows: To wit:

Being land in the 12th Council District of Davidson County, Tennessee, and being the land conveyed to The State of Tennessee by Deed of record in DB 20111230-0102199, R.O.D.C. Also being Lot 31 of Nob Hill Subdivision as of record in Plat Book 2663, page 31, R.O.D.C. Being generally located north of Knobview Drive and west of Toddway Court and being more particularly described as follows:

Beginning at a set W iron pin & cap marked DSI #1936 (N: 670213.26, E: 1770818.57) on the westerly right-of-way line of Toddway Court at the Southeasterly corner of Lot 30 of said Nob Hill Subdivision; Thence, with said westerly right-of-way line of Toddway Court, with a curve turning to the right with an arc length of 239.91 feet, a delta angle of 9 Degrees 13 Minutes 10 Seconds, having a radius of 279.28 feet, with a chord bearing of South.07 Degrees 40 Minutes 57 Seconds West, and a chord length of 232.60 feet; to an existing 5/8" iron pin (N:669982.74, E:1770787.47) at the northeasterly corner of Lot 32 of said Nob Hill Subdivision;

Thence, leaving said westerly right-of-way line of Toddway Court with the common line of Lot 31 and 32 of said Nob Hill Subdivision, North 56 Degrees 24 Minutes 04 Seconds West, a distance of 165.99 feet to an existing 1/2" iron pin (N:670074.60, E:1770649.21) at the base of a 10" Hackberry tree on the northerly line of Lot 33 of said Nob Hill Subdivision;

Thence, with the northerly line of Lot 33 of said Nob Hill Subdivision, North 00 Degrees 02 Minutes 32 Seconds West, a distance of 77.25 feet to an existing concrete monument (N:670151.85; E:1770649.16) at the southwesterly corner of Lot 30 of said Nob Hill Subdivision;

Thence, with the common line of Lot 30 and 31 of said Nob Hill Subdivision North 70 Degrees 04 Minutes 32 Seconds East, a distance of 180.20 feet to a set 1/2" iron pin & cap marked DSDI #1936; which is the point of beginning.

Being the same property conveyed to Bill Lazarus and wife, Loretta L. Lazarus, as to a 50% undivided interest as Tenants in Common with Rights of Survivorship, and Les Lazarus, unmarried, as to a 25% undivided interest and Mary Frizzell, as to a 25% undivided interest, by Quitclaim Deed from Les Lazarus, an unmarried man, Bill Lazarus and wife Loretta L. Lazarus, as Tenants in Common with Rights of Survivorship dated February 17, 2016 and filed of record February 18, 2016 in Instrument No. 20160218-0015316, Register's Office for Davidson County, Tennessee.

Mary Frizzell now being the wife of Les Lazarus and formerly known as Mary Frizzell, now being known as Mary Lazarus being one in the same person.

This conveyance is made subject to the following:

1) 2020 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **3213 Toddway Court, Nashville, Tennessee 37214.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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

WITNESS my hand and official seal at office this 26th day of May, 2020.

Bill Lazarus

Loretta L. Lazarus

By Les Lazarus, as attorney in fact

By Les Lazarus, as attorney in fact

Les Lazarus

Mary Frizzell Lazarus

STATE OF Tennessee
COUNTY OF

Personally appeared before me, Les Lazarus, and Mary Frizzell Lazarus, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

NOTARY PUBLIC

My Commission Expires: January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 26th, day of May, 2020, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Les Lazarus, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of **Bill Lazarus**, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of **Bill Lazarus**.

Power of Attorney recorded in Instrument No. 202006030057219 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 26th day of May, 2020.

My Commission Expires: January 23, 2023

NOTARY PUBLIC James C Smith

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 26th, day of May, 2020, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Les Lazarus, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of Loretta L. Lazarus, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of Loretta L. Lazarus.

Power of Attorney recorded in Instrument No. 202006030057218 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 26th day of May, 2020.

My Commission Expires

January 23, 2023

My Commission Expires: _____

NOTARY PUBLIC James C Smith

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Wagon Wheel Title & Escrow
204 S 11th St.
Nashville, TN 37206

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022