Karen Johnson Davidson County
Batch# 446796 DEEDWARR
07/30/2020 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,287.60
20200730-0084068

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $348,000.00.

Affiant

File Number: 2006548

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Subscribed and sworn to before me, this 27th day of July, 2020.

Notary Public
My Commission Expires: 11.20.23

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Kelly Carr	Colten Mortgage	172-15-0A-041.00-CO
3470 Cobble St.	6021 S. Syracuse Way, Suite 104	
Nashville, TN 37221	Greenwood Village, CO 80111	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lee Lentz and wife, Vanessa Lentz**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kelly Carr, single woman**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Section Three, Holt Woods, R20 Residential P.U.D. of record in Plat Book 7900, Page 977, 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 Lee Lentz and wife. Vanessa Lentz by Warranty deed from Jim L. Lentz of record in Instrument No. 20170120-0006595 Register's Office for Davidson County, Tennessee, dated January 20, 2017 and recorded on January 20, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_ improved ___unimproved property known as 3470 Cobble St., Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 27th day of July, 2020.

Lee Lentz

Vanessa Lentz

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lee Lentz and wife. Vanessa Lentz with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 27th day of July, 2020.

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: 4/18/21

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY