Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3516

Karen Johnson Davidson County
Batch# 535838 DEEDWARR
12/16/2020 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,446.70
20201216-0148616

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $391,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of December, 2020

Notary Public

Commission Expires: 4-17-23

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jordan Lee Lentz 1608 Peerman Drive Nashville, TN 37206	New Owner " " " "	072-16-0-091.00

WARRANTY DEED

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, I/WE,

Michael J. Riordan, a married man and Lisa A. Bogosian, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jordan Lee Lentz, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Peerman Heights, of record in Plat Book 2133, Page 3, 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 Michael J. Riordan, a married man and Lisa A. Bogosian, an unmarried woman by Warranty Deed from Transformed Properties, LLC, a Kansas limited liability company, of record in Instrument No. 20170731-0077206, Register's Office for Davidson County, Tennessee, dated July 26, 2017 and recorded on July 31, 2017.

This property was never the primary residence of Michael J Riordan or Martha Riordan.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1608 Peerman Drive, Nashville, TN 37206

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 so 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.

Dated this the 10th day of December, 2020.

Michael J. Riordan

Lisa A. Bogosian by Michael Riordan, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael J. Riordan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Knoxville, Tennessee this 10th day of December, 2020.

AMY JOHNSON STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY My Commission Expires 06/27/23

(Notary Seal)

Notary Public
My Commission Expires: 6-27-23

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Michael J Riordan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Lisa A Bogosian** and that he is authorized by **Lisa A Bogosian** to execute this instrument on her behalf by virtue of a Power of Attorney of record in Book _____, page _____, in the Register's Office for Williamson, County, Tennessee.

Witness my hand and official seal at Knoxville, Tennessee this 10th day of December, 2020.

AMY JOHNSON STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY My Commission Expires 06/27/23

(Notary Seal)

Notary Public
My Commission Expires: 6-27-23

Certificate of Authenticity

I, John W. Bishop, 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, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)