398

WARRANTY DEED

Karen Johnson Davidson County
Batch# 638833 DEEDWARR
05/18/2021 12:25:17 PM 2 pgs
Fees: $13.00 Taxes: $1,051.17

20210518-0067044

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,100.00

Katherine Slatten
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/18/22

(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Katherine Slatten	American Pacific Mortgage Corp	
(NAME) 723 Barlin Court	(NAME) 3000 Lava Ridge Ct # 200	142-10-0B 111.00-CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Roseville, CA 95661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ELIZABETH LEHMBERG, MARRIED, AND WILLIAM JOSEPH LEHMBERG JR. AND KAREN LEHMBERG, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE SLATTEN, UNMARRIED*,** HEREINAFTER CALLED THE GRANTE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *woman

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Belle Pointe, Phase III, a Planned Unit Developments of record in Plat Book 6250, Page 872, 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 Elizabeth Lehmberg, a Single Woman, William Joseph Lehmberg, Jr and Karen Lehmberg, husband and wife, by Warranty Deed from Broadway Investment Group, Co of record in Instrument No. 20151222-0128763, Register's Office for Davidson County, Tennessee, dated December 15, 2015. Elizabeth Lehmberg has since married. She and her husband never lived here as a married couple.

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

unimproved
This is improved x property, known as 723 Barlin Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 this 14th day of June, 2021

Elizabeth Lehmberg by William Joseph Lehmberg, Jr. AIF

ELIZABETH LEHMBERG

BY: WILLIAM JOSEPH LEHMBERG, JR.

William Joseph Lehmberg, Jr.

WILLIAM JOSEPH LEHMBERG JR.

Karen Lehmberg by William Joseph Lehmberg, Jr. AIF

KAREN LEHMBERG

BY: WILLIAM JOSEPH LEHMBERG, JR.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Joseph Lehmberg Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of June, 2021.

Commission expires: 10/2/23

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 10/2/23

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th day of June, 2021, before me personally appeared William Joseph Lehmberg, Jr., to me known to be the person who executed the foregoing instrument on behalf of Elizabeth Lehmberg and Karen Lehmberg and acknowledged that he executed the same as the free act and deed of Elizabeth Lehmberg and Karen Lehmberg.

Witness my hand and official seal this 14th day of June, 2021.

Commission expires: 10/2/23

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 10/2/23

Notary Public