**THIS INSTRUMENT PREPARED BY:**
PAUL C. HAYES, ESQ.
HOWARD MOBLEY HAYES & GONTAREK, PLLC
2319 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 676772 DEEDWARR
07/14/2021 12:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210714-0094703

# WARRANTY DEED

## Consideration Certificate

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

**CRAIG STEVEN LESSER, as Trustee, Affiant**

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Subscribed and sworn to before me,
this 12th day of July, 2021.

Notary Public
My Commission Expires: 5/5/2025

| Address of New Owner: | Send Tax Bills to: | Map-Parcel Number: |
|---|---|---|
| Craig Steven Lesser and Nancy Shepherd Lesser, Co-Trustees of the Craig and Nancy Lesser Revocable Trust<br>117 Dunham Springs Lane<br>Nashville, TN 37205 | Craig Steven Lesser and Nancy Shepherd Lesser, Co-Trustees of the Craig and Nancy Lesser Revocable Trust<br>117 Dunham Springs Lane<br>Nashville, TN 37205 | 116-01-0A-009.00-CO |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **CRAIG S. LESSER and wife, NANCY S. LESSER** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **CRAIG STEVEN LESSER and NANCY SHEPHERD LESSER, as Co-Trustees of the CRAIG AND NANCY LESSER REVOCABLE TRUST under agreement dated July 12, 2021** (the "Grantee"), its successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

BEING Lot No. 9 on the Plan of Dunham Springs Residential PUD of record in Plat Book 6250, Page 936, 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 from Geoffrey John Ashworth, Executor of the Estte of James Crispin, by a General Warranty Deed dated February 26, 2018, recorded as Instrument Number 20180228-0018701, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 117 Dunham Springs Lane, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves and their successors and representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

**SIGNED** this the 12th day of July, 2021.

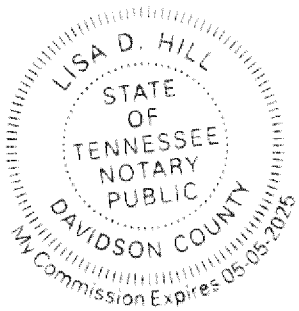
**CRAIG S. LESSER**

**NANCY S. LESSER**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CRAIG S. LESSER** and wife, **NANCY S. LESSER**, 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 on this 12th day of July, 2021.




Notary Public

My Commission Expires: 5/5/2025

## CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 12, 2021

7/12/2021
**Date**

Paul C. Hayes
**Paul C. Hayes**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 12th day of July, 2021.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

