Name and Address of New Owner:
Bryan Lehrman
8043 Bienville Drive, #Z11
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 172120D53100CO

Karen Johnson Davidson County
Batch# 702196 DEEDWARR
08/20/2021 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20210820-0113140

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Travis J. Cloer and Jennifer K. Cloer, Trustees of the Cloer Trust, dated October 3, 2012**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bryan Lehrman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. Z-11 as shown on Exhibit "A" of the Second Instrument of Correction of record as Instrument No. 20060309-0027423 in the Register's Office for Davidson County, Tennessee, revising the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a traditional neighborhood development annexing additional property known as The Town Center Homes at Lenox Village, Section 3, of record as instrument No. 20060120-0007914 and revised by the First Instrument of Correction of record as Instrument No. 20060221-0020352 in said Register's Office. Also being part of the same property shown on the Final Subdivision Plat of The Town Center Homes at Lenox Village, Section 3, of record as Instrument No. 20060118-0006550 in said Register's Office.

Being the same parcel conveyed to Travis J. Cloer and Jennifer K. Cloer, Trustees of the Cloer Trust, dated October 3, 2012 by Warranty Deed from Travis Cloer, a married man, who acquired title as an unmarried man, dated September 6, 2013, of record in Instrument No. 20131025-0111137, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 8043 Bienville Drive, Unit Z 11, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of August, 2021.

The Cloer Trust, dated October 3, 2012

By: _____ (SEAL)
Travis J. Cloer, Trustee

By: _____ (SEAL)
Jennifer K. Cloer, Trustee

STATE OF Nevada
COUNTY OF Clark

On this 18th day of August, 2021, before me personally appeared Travis J. Cloer and Jennifer K. Cloer, Trustees of The Cloer Trust, dated October 3, 2012, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of August, 2021.

_____
Notary Signature
My commission expires: Feb 01, 2024

K. PRESSLER
Notary Public - State of Nevada
County of Clark
APPT. NO. 04-87155-1
My App. Expires Feb. 1, 2024

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Sworn to and subscribed before me this ~~18th~~ 20th day of August, 2021.

_____
Notary Signature
My commission expires: 10/21/2024

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

202108200113140

Certificate of Authenticity

I, Michelle Crawford, 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

August 18, 2021
Date

Affiant Signature

9.19.2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 19th day of August, 2021.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: 10-21-2024
Date

Notary's Seal (if on paper)