This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $515,000.00.

Affiant

Subscribed and sworn before me this the 20th day of August, 2021.

Notary Public
My commission expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 702219 DEEDWARR
08/20/2021 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20210820-0113169

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Lesley E. Tomaszewski 4340 Morriswood Drive Nashville, TN 37204	MORTGAGE INVESTORS GROUP 8320 E. Walker Springs Lane, 200 Knoxville, Tennessee 37923	132-07-0 052.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LARRY B. LEHMANN, II AND NICHOLE L. LEHMANN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LESLEY E. TOMASZEWSKI, A MARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Part of Lot No. 56 on the Plan of Southmeade, of record in Plat Book 1835, Pages 118 and 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Said part of Lot No. 56 fronts 258.4 feet along the northerly margin of Morriswood Drive, as measured around a slight curve, and runs back between lines, measuring 250.0 feet on the easterly side and 266.4 feet on the northwesterly side to a line in the rear, measuring 50.0 feet thereon.

Being the same property conveyed to Larry B. Lehmann, II and Nichole L. Lehmann, by Warranty Deed dated 05/22/2001, from Michael A. Dietrich and Paige M. Dietrich, of record in Instrument Number 20010601-0057238, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4340 Morriswood Drive, Nashville, TN 37204.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 20th day of August, 2021.

Larry B. Lehmann, II

Nichole L. Lehmann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Larry B. Lehmann, II and Nichole L. Lehmann, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of August, 2021.

My commission expires:

9-6-22

Notary Public



Certificate of Authenticity

I, John Cobb Rochford, do hearby 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. on August 20, 2021

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed. on August 20, 2021.

Emily B. Hebert

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY