WARRANTY DEED

Karen Johnson Davidson County
Batch# 746238 DEEDWARR
10/28/2021 03:02:50 PM 2 pgs
Fees: $13.00 Taxes: $518.00

20211028-0145114

Y-FSBO-21-3109-3111

KATHERINE VINCENT NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/03/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-3-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
LHD Trust dated June 6, 2020	**New Owner**	
(NAME)	(NAME)	**136-13-0-102.00**
PO Box 23096		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37202		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JONATHAN J. LEEZER AND WIFE, CLAIRE L. LEEZER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARINELA LAUTT, TRUSTEE OF THE LHD TRUST DATED JUNE 6, 2020,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4 on the Plan of Edge View Estates of record in Plat Book 5800, Page 83, 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 Jonathan J. Leezer and wife Claire L. Leezer by Warranty deed from Jamal Subhi Al Darbashi, unmarried of record in Instrument No. 20070620-0073632 Register's Office for Davidson County, Tennessee, dated June 15, 2007 and recorded on June 20, 2007.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 5800, Page 83, Register's Office for Davidson County, Tennessee.
- Subject to restrictions of record in Book 5990, page 962, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3109 Wildwood Drive, Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 22nd DAY OF OCTOBER, 2021.

Jonathan J. Leezer by John Gleaves, Attorney-In-Fact

Claire L. Leezer by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JONATHAN J. LEEZER AND CLAIRE L. LEEZER, and who acknowledged he/she/they executed the same as the free act and deed of the said JONATHAN J. LEEZER AND CLAIRE L. LEEZER.

Witness my hand and official seal, this the 22nd of October, 2021.

Notary Public
My Commission Expires: 3-3-2025
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206