Karen Johnson Davidson County
Batch# 844506 DEEDWARR
04/25/2022 10:29:36 AM 2 pgs
Fees: $13.00 Taxes: $2,294.00
20220425-0047181

Warranty Deed

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $620,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of April, 2022.

Notary Public

My commission expires: 1-6-25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mary Larimer Aaron Rochelle	New Owner(s)	083-15-0-121.00
2711 Fortland Drive		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TODD KAMELHAR, TRUSTEE OF THE L&L REVOCABLE TRUST DATED APRIL 18, 2016**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY LARIMER AND AARON ROCHELLE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 139 on the Plan of Section Two, Addition One, Fortland Park of record in Plat Book 2854, Page 85, 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 Todd Kamelhar, Trustee of The L & L Revocable Trust by Warranty deed from Ali H. Daher, an unmarried man of record in Instrument No. 20160420-0038356 and Scrivener's Affidavit of Warranty deed is recorded on September 27, 2016, Instrument no. 20160927-0101866 Register's Office for Davidson County, Tennessee, dated April 18, 2016 and recorded on April 20, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2711 Fortland Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of April, 2022.

The L&L Revocable Trust dated April 18, 2016

By: _____, Trustee
Todd Kamelhar, Trustee

STATE OF New York
COUNTY OF Nassau

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Todd Kamelhar, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of The L&L Revocable Trust dated April 18, 2016, a Revocable Trust, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 21 day of April, 2022.

_____
Notary Public

My Commission Expires: 12/22/2024

ALAN ROSENBERG
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN NASSAU COUNTY
NO.01RO6198480
MY COMMISSION EXPIRES DEC. 22, 2024