THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220440672

Karen Johnson Davidson County
Batch# 851451 DEEDWARR
05/05/2022 03:06:09 PM 2 pgs
Fees: $13.00 Taxes: $3,394.75

20220505-0052190

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $917,500.00.

Affiant

Subscribed and sworn to before me, this 4th day of May, 2022.

Notary Public
My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The Lee Joint Revocable Trust 119 Haverford Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 116 13 0 032.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gary Dempsey and Ann Dempsey, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Allen Lee and Joni Lee, Co-Trustees of the Lee Joint Revocable Trust**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of West Meade Farms, Section 3, as of record in Book 1835, Page 4, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gary Dempsey and Ann Dempsey, husband and wife, by Warranty Deed from William L. Sheffield, and Melissa Walker Bell Sheffield, husband and wife, of record in Instrument No. 20161004-0104474, in the Register's Office of Davidson County, Tennessee, dated September 30, 2016 and recorded on October 04, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Meade Farms, Section 3, as recorded in Plat Book 1835, Page(s) 4.
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1851, Page 258.

This is improved property located at 119 Haverford Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of May, 2022.

Gary Dempsey

Ann Dempsey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gary Dempsey and Ann Dempsey, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 2022.

Notary Public

My Commission Expires: _____

