Karen Johnson Davidson County
Batch# 859544 DEEDWARR
05/20/2022 10:20:00 AM 3 pgs
Fees: $18.00 Taxes: $6,586.00
20220520-0058700

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
William T. Cheek, III , Esq., Trustee
5200 Idaho Ave.
Nashville, Tennessee 37209

SEND TAX BILL TO:
Owner

MORTGAGEE:
none

MAP **103-030**
GROUP
PARCEL **006.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Paul J. Luehrsen and Saralyn W. Luehrsen, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **William T. Cheek III, Esq., Trustee of the Idaho Ave Land Trust**, hereinafter called the GRANTEE, his 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 the easterly 50 feet of the southerly 150 feet of Block No. 20 on the Realty Savings Bank and Trust Co.'s Revised Plan of West Extension of Charlotte Park Co.'s First Addition to Nashville of record in Book 421, page 18, Register's Office, Davidson County, Tennessee, described as follows, to wit:

Beginning at the northwest corner of Idaho Avenue, formerly Fifth Street and 52nd Avenue North, formerly 11th Street; thence with the northerly margin of Idaho Avenue westwardly 50 feet, thence northwardly and parallel with 52nd Avenue North, 150 feet; thence eastwardly and parallel with Idaho Avenue 50 feet to the westerly margin of 52nd Avenue North; thence with the westerly margin of said Avenue, southwardly 150 feet to the beginning.

Being the same property conveyed to Paul J. Luehrsen and Saralyn W. Luehrsen, husband and wife by deed from Luehrsen Construction, LLC of record in Instrument no. 20140121-0005602, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GEV 225200

This is **improved** property known as **5200 Idaho Ave., Nashville, Tennessee 37209.**

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 and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **18th** day of **May, 2022.**

Paul J. Luehrsen by Mary Joe Hartz

Paul J. Luehrsen, by Mary Joe Hartz, as attorney-in-fact as attorney in fact

Saralyn W. Luehrsen by Mary Joe Hartz

Saralyn W. Luehrsen, by Mary Joe Hartz, as attorney-in-fact as attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mary Joe Hartz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney in Fact for **Paul J. Luehrsen and Saralyn W. Luehrsen,** the bargainors, and as Attorney in Fact, she executed the within Warranty Deed by signing the names of **Paul J. Luehrsen and Saralyn W. Luehrsen** for the purposes therein contained.

WITNESS my hand and official seal this 18th day of May, 2022.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 6/21/2025

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $1,780,000.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of May, 2022.

NOTARY PUBLIC

My Commission Expires:

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/11/2023
CHEATHAM COUNTY