THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Karen Johnson Davidson County
Batch# 862318 DEEDWARR
05/25/2022 10:57:30 AM 4 pgs
Fees: $23.00 Taxes: $980.50
20220525-0060658

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Anna Thurman
AFFIANT

Subscribed and sworn to before me this 13th day of May 2022.

Shannon D. Walker
Notary Public

My Commission Expires: March 3, 2025

SHANNON D. WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
Anna Thurman 130 Hillsboro Place Nashville, TN 37215	New Owner	117-03-0C-130.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

DAVID A. CHILDRESS, as Successor Trustee of THE LENARD TRUST DATED OCTOBER 1, 2003

(herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto

ANNA THURMAN

(herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described in EXHIBIT "A" hereto and incorporated herein by reference (the "Property").

The Property is improved property known as 130 Hillsboro Place, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; has a

good right to convey the Property; and the same is unencumbered except as set out in EXHIBIT "B" attached hereto and incorporated herein by reference. Grantor does further covenant and bind itself, it's successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's 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.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 13th day of May 2022.

THE LENARD TRUST DATED OCTOBER 1, 2003

David A. Childress, Successor Trustee

DAVID A. CHILDRESS, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in said county and State, DAVID A. CHILDRESS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Successor Trustee of The Lenard Trust Dated October 1, 2003, the within named bargainor, and that he as such Successor Trustee, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing his name as Successor Trustee.

WITNESS my hand, at office, this 13th day of May 2022.

Shannon D. Walker

Notary Public

My Commission Expires: March 3, 2025

SHANNON D. WALKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

EXHIBIT "A"
(to Warranty Deed)

Legal Description

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 130 on the plan of Hillsboro Place Condominiums, of record in Book 5200, Page 725, and amended in Book 5200, Pages 757 and 758, and as shown in the Master Deed of Record in Book 6244, Page 394, amended in Book 6285, Page 209, and further amended in Instrument No. 20170515-0048155, Register's Office for said County, and to which plan and record thereof are incorporated herein and made a part hereof by reference, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in the Master Deed.

Being part of the same property conveyed to MARGIE CAVALIER by Warranty Deed from HILLSBORO PLACE CORP., a Tennessee Corporation, dated November 13, 1984, of record in Book 6425, Page 276, said Register's Office.

MARGIE WINN CAVALIER, having died testate on or about August 26, 2013, in Davidson County, Tennessee. Pursuant to the terms of her Last Will and Testament and Codicils One and Two, of record in Docket No. 13P-1611, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property was conveyed by Executor's Deed to WALTER J. LENARD, individually, dated May 24, 2014, of record in Instrument No. 20140711-0061263, said Register's Office.

Being the same property conveyed to WALTER J. LENARD, trustee, and any successor trustees thereto, of THE LENARD TRUST DATED OCTOBER 1, 2003, by Quitclaim Deed from WALTER J. LENARD, unmarried, dated October 23, 2014, of record in Instrument No. 20141024-0098459, said Register's Office.

WALTER J. LENARD having died testate on or about December 17, 2021, in Davidson County, Tennessee, with his estate being administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 21P-2486. David A. Childress, serving as the successor trustee of THE LENARD TRUST DATED OCTOBER 1, 2003, pursuant to the written terms of said trust.

Certificate of Authenticity

I, Emmitt Johnigan, do herby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that is electronic document is true and exact copy of the original documents executed and authenticated according to law on 5-13-2022.

Affiant Signature

5-20-2022

Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 20 day of May, 2022.

Notary Signature

My Commission Expires 03/30/2024

Notary's Seal

