RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-8318-2022

Karen Johnson Davidson County
Batch# 866963 DEEDWARR
06/03/2022 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20220603-0064163

WARRANTY DEED

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Jennifer Pennell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of May 2022

Katherine Warren
NOTARY PUBLIC

My commission expires: 3/22/26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Angehr, Daniel Angehr, and Heidi Angehr Nashville, TN 37214	Same address as new owner	062-11-0-049.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED EIGHTY FIVE THOUSAND AND 00/100 Dollars ($485,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TRENT LEAVER, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOSHUA ANGEHR, UNMARRIED, DANIEL ANGEHR, AND HEIDI ANGEHR, HUSBAND AND WIFE,** hereinafter called the Grantee(s), as tenants in common with rights of survivorship, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 195 on the Plan of Section 5, Sutherland Heights, as shown on plat of record in Book 2900, page 1, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Trent Leaver, an unmarried man, from Betty Lou Boling, unmarried, by Warranty Deed dated May 28, 2010 and recorded June 2, 2010 in Instrument #20100602-0042380, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 2504 Alvinwood Drive, Nashville, TN 37214

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title

thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever, as tenants in common with rights of survivorship.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Trent Leaver having since married, Maggie Leaver, spouse, joins in the execution of this Warranty Deed to convey any and all marital interest she may have to said property.

WITNESS MY/OUR HANDS, this 27th day of May, 2022

GRANTOR(S)

Trent Leaver

Maggie Leaver

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Trent Leaver and Maggie Leaver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27 day of May, 2022.

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 08-27-2022

Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby 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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/27/22 (date of document).

Jennifer L. Pennell

5/27/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27 day of May, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

