Karen Johnson Davidson County
Batch# 868634 DEEDWARR
06/08/2022 10:48:14 AM 2 pgs
Fees: $13.00 Taxes: $2,137.53
20220608-0065500

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1222

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James B. Lehman and Ashley K. Lehman, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael A. Papuchis and Lauren E. Papuchis, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being lot No 8 on the plan of Pasquo Park, Section One, as of record in Book 3600, page 53, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James B Lehman and wife Ashley K Lehman, by deed dated 03/20/2013, and recorded 03/22/2013, from Wyatt A Rampy and wife Wendy L Rampy, of record in Instrument Number 20130322-0028321, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5036 Chaffin Drive, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Michael A. Papuchis 5036 Chaffin Drive Nashville, TN 37221	New Owner	155-16-0-008.00

WITNESS THE EXECUTION HEREOF this 27th day of May, 2022.

James B. Lehman

Ashley K. Lehman

State of Tennessee)
County of Davidson)

On this 27th day of May, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James B. Lehman and Ashley K. Lehman, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

My Commission Expires: 3/3/26

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 577,712.00.**

Affiant

Sworn and subscribed before me on this the 1st day of June, 2022.

Notary Public

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

My Commission Expires: _____