Karen Johnson Davidson County
Batch# 872225 DEEDWARR
06/15/2022 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $9,435.00
20220615-0068451

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62605
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brenton Lankford Jennifer Lankford 4406 Iroquois Avenue Nashville, TN 37205	Wells Fargo Bank, N.A. P.O. Box 51162 Los Angeles, CA 90051-5462

TAX MAP PARCEL NUMBERS: 13003001500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,550,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephanie J. Carpenter, Trustee of the SJ Carpenter Revocable Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brenton Lankford and Jennifer Lankford, 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 the westerly 95 feet of Lot No. 14 on the Plan of a Subdivision of Lots 12 & 13 & Resubdivision of Lots 10 & 11 of Bellemeade Plan No. 2 as of record in Plat Book 421, page 112, Register's Office for said County.

Said part of Lot No. 14 fronts 95 feet on the northerly side of Iroquois Place and runs back 222 feet on the easterly line and 217 feet on the westerly line, with the easterly margin of Cherokee Circle, to the south line of Lot No. 8, measuring 95 feet thereon.

Being the same property conveyed to Stephanie J. Carpenter, Trustee of the S. J. Carpenter Revocable Trust, by Warranty Deed from Anna R. Hemnes, married, dated March 21, 2016 and recorded on March 22, 2016, of record in Inst. No. 20160322-0027190, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 421, page 112, said Register's Office.

This is improved property, known as 4406 Iroquois Avenue, Nashville, TN 37205

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this ~~9th~~ 8th day of June, 2022.

Stephanie J. Carpenter, Trustee

State of Tennessee

County of Davidson

On this ~~9th~~ 8th day of June, 2022, before me the undersigned authority, personally appeared Stephanie J. Carpenter, Trustee of the SJ Carpenter Revocable Trust, 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.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $2,550,000.00.

Affiant

Sworn and subscribed before me this 9th day of June, 2022.

Notary

My Commission Expires: 7/26/25

ALICE J. STEWART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JULY 26, 2025

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 4/8/22.

George E. Mudter, Jr.
Dated 4/8/22

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L. Thomas
Notary Public
Dated 4/8/22

My commission expires 10/2/2023

