Karen Johnson Davidson County
Batch# 889517 DEEDWARR
07/15/2022 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20220715-0081482

WARRANTY DEED

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

File No. EM-22-2801

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2022

Julie Bailey
Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan Lehrman and Steve Lehrman	Colten Mortgage	
(NAME)	(NAME)	
640 Flintlock Court	6021 S. Syracuse Way, Suite 104	135-16-0B-119.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Greenwood Village, CO 80111	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Mistie K. Bohler, unmarried** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryan Lehrman, an unmarried man and Steve Lehrman, a married man, as joint tenants with rights of survivorship**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Unit No. 119 on the plan of Woodridge at Nashboro Village, a Horizontal Property Regime with Private Elements, as set out in the Declaration of Covenants, Conditions and Restrictions for Woodridge at Nashboro Village, appearing of record in Instrument 20021104-0134724, as amended in Instrument 20030610-0080281 and Instrument 20050520-0056888, Register's Office for Davidson County, Tennessee, a plat of which is of record in Instrument 20021120-0143949, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Mistie K. Bohler, unmarried by Warranty deed from Roger Alan Burnett and wife, DawnMarie Burnett of record in Instrument No. 20151109-0114051 Register's Office for Davidson County, Tennessee, dated November 06, 2015 and recorded on November 09, 2015.

This is property more commonly known as 640 Flintlock Court, Nashville, TN 37217.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 my/our hand this 13th day of July, 2022.

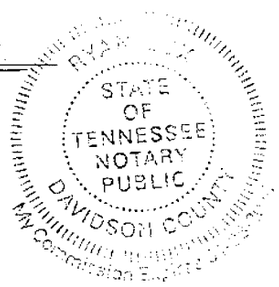
Mistie K. Bohler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of July, 2022, before me personally appeared Mistie K. Bohler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of July, 2022.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Steven T. Mollis, 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 July 15, 2022 (date of document).

Affiant Signature

July 15, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 15 day of July, 2022.

Notary's Signature



NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025