This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 919598 DEEDWARR
09/21/2022 11:05:27 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20220921-0104960

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $750,000.00.

Affiant

Subscribed and sworn before me this the 20 day of September, 2022.

Notary Public
My commission expires:

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Luke Paradise and Alison Charvoz Paradise 2800 Noonan Drive Nashville, TN 37206	New Owner	083-15-0 083.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RYAN LENTZ AND KATELYN ELLIOTT, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LUKE PARADISE AND ALISON CHARVOZ PARADISE, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Section One, Fortland Park, of record in Plat Book 2663, Page 61, and amended in Book 3950, Page 503, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan Lentz, an unmarried man, and Katelyn Elliott, an unmarried woman, as tenants in common with right of survivorship, by deed dated 04/28/2017, from Dariusz Potocki, a single man, of record in Instrument No. 20170502-0042948, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2800 Noonan Drive, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

KL by JW AF
RC by JW AF

Witness my hand this the 20 day of September, 2022.

Ryan Lentz by Jenny West
Ryan Lentz Attorney in Fact
BY: Jenny West as Attorney-in-Fact

Katelyn Elliott by Jenny West
Katelyn Elliott Attorney in Fact
BY: Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 20 day of September, 2022, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ryan Lentz by Specific POWER OF ATTORNEY dated 09/12/82022, and who acknowledged that he executed the same as the free act and deed of Ryan Lentz.

Witness my hand and official seal this 20 day of September, 2022.

My commission expires: 10.11.22

MICHELLE MARTIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Michelle Martin
Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

On this 20 day of September, 2022, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Katelyn Elliott by Specific POWER OF ATTORNEY dated 09/12/82022, and who acknowledged that he executed the same as the free act and deed of Katelyn Elliott.

Witness my hand and official seal this 20 day of September, 2022.

My commission expires: 10.11.22

Michelle Martin
Notary Public

MICHELLE MARTIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY