Karen Johnson Davidson County
Batch# 967644 DEEDWARR
02/03/2023 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20230203-0008187

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF FEBRUARY 2023

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

MST 2022-1598

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cooper Torrez and Madeline Torrez	CrossCountry Mortgage, LLC	
(NAME)	(NAME)	
2903 Woodlawn Drive	2160 Superior Avenue	117-02-0-157.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Cleveland, OH 4114	
(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, WE, **Daniel Lehmann and Rebecca Lehmann, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cooper Torrez and Madeline Torrez, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 12, Block 2 on the Plan of E.L. Hampton's Subdivision of the Stokes Tract of record in Plat Book 974, Page 24, 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 Daniel Lehmann and Rebecca Lehmann, husband and wife by Warranty deed from Gene A. Arender and Laura Arender, husband and wife of record in Instrument No. 20191213-0128672 Register's Office for Davidson County, Tennessee, dated December 10, 2019 and recorded on December 13, 2019.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien due and payable, but not delinquent. Taxes for the year 2023, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 974, Page 24, Register's Office for Davidson County, Tennessee. Restrictive Covenant for Accessory Dwelling, Detached structure of record in Instrument Number 20200604-0057508, in the Register's Office for Davidson County, Tennessee.

This property, known as 2903 Woodlawn Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this 31st DAY OF January, 2023.

Daniel Lehmann

Rebecca Lehmann

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Daniel Lehmann and Rebecca Lehmann**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of January, 2023.

Notary Public

My commission expires: 4/24/23

Amelia Swanson State of Tennessee Notary Public Williamson County (SEAL)

Return to:
Robert L. Scruggs, Attorney
2021 Richard Jones Rd, Suite 220
Nashville, TN 37215

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the January day of 31st, 2023.

Robert L. Scruggs, Affiant 2/3/2023 Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 3rd day of February, 2023

Notary's Signature

My Commission Expires: 9.8.2025

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025