RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-744

Karen Johnson Davidson County
Batch# 985535 **DEEDWARR**
03/28/2023 10:22:46 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20230328-0022386

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of March, 2023

Notary Public

Commission Expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Hannah Garrett 3107 Patcham Drive Unit 102 Nolensville, TN 37135	NEW OWNER	188-10-0I-102.00-CO

WARRANTY DEED

FOR AND IN 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,

Nathaniel Robert Lehrer and Eliana Camille Lehrer, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hannah Jordan Garrett, an unmarried woman, and Larry Garrett, a married man.

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 102 of Carothers Farms Stacked Flats (within Lot 382), A Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Carothers Farms Stacked Flats, A Condominium Development of record in Instrument No. 20180917-0092013, as amended in Instrument Number 20190710-0066979, and Instrument No. 20210629-0087678, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "2" to Fifth Supplement to the Declaration of Covenants, Conditions and Restrictions establishing Carothers Farms Stacked Flats (Annexing Building 382) of record in Instrument No. 20210629-0087678, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to McGowan Family Limited Partnership, a Tennessee Limited Partnership by Special Warranty Deed from WM SUB CC PDL, LLC, a Tennessee limited liability company of record in Instrument No. 20171002-0100692 Register's Office for Davidson County, Tennessee, dated September 21, 2017 and recorded on October 02, 2017.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from McGowan Family Limited Partnership, a Tennessee Partnership of record in Instrument No. 20190528-0050141 Register's Office for Davidson County, Tennessee, dated May 17, 2019 and recorded on May 28, 2019.

Being the same property conveyed to Nathaniel Robert Lehrer and Eliana Camille Lehrer, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20220516-0056251 Register's Office for Davidson County, Tennessee, dated May 13, 2022 and recorded on May 16, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3107 Patcham Drive, Unit 102, Nolensville, TN 37135

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 so 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.

Dated this the 21st day of March, 2023.

Nathaniel Robert Lehrer

Eliana Camille Lehrer

STATE OF COLORADO
COUNTY OF DOUGLAS

On this 21st day of March, 2023, before me personally appeared Nathaniel Robert Lehrer and Eliana Camille Lehrer, 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 21st day of March, 2023.

Notary Signature SCOTT BOSTICK
My commission expires: 07/07/2024

SCOTT BOSTICK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204023273
MY COMMISSION EXPIRES JULY 7, 2024