Batch# 992258 DEEDWARR
04/14/2023 11 00 14 AM 2 pgs
Fees $13.00 Taxes. $2,701.00
20230414-0027455

Prepared by:
Centennial Title Company, Inc
30 Burton Hills Blvd , #165
Nashville, TN 37215

39-B
File #23-1097

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kaitlyn Lang fka Kaitlyn Kelleher and Adam Lang, wife and husband,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **PAUL H. LAZAROW, as Trustee of THE LAZAROW FAMILY GENERATION-SKIPPING TRUST FBO PAUL H. LAZAROW under agreement dated September 6, 2010, as to a 60% tenancy-in-common interest; and PAUL H. LAZAROW and MEGHAN A. LAZAROW, as Trustees of THE LAZAROW FAMILY TRUST under agreement dated January 30, 2023, as to a 40% tenancy-in-common interest.** 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 Lot No. 47 and the Easterly 2 feet of Lot No. 46, and the Westerly 5 feet of Lot No. 48, on the plan of Rich Subdivision of certain lots in Stokes and Marshall, of record in Book 547, page 172, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said Lot No. 47 and said parts of Lots No. 46 and 48 adjoin and front together 57 feet on the Northerly margin of Acklen Avenue and run back between parallel lines 168.5 feet to an alley.

Being the same property conveyed to Kaitlyn A. Kelleher, an unmarried woman by deed from Colin Callahan and Catherine Weir, husband and wife, dated June 17, 2019, of record in Instrument No. 20190618-0058308, Register's Office for Davidson County, Tennessee. Kaitlyn A. Kelleher is now married and known as Kaitlyn Lang. Adam Lang joins in this conveyance to convey any and all marital interest he has in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2602 Acklen Avenue, Nashville, TN 37212.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Paul H. Lazarow, Trustee **Meghan A. Lazarow, Trustee** **436 Valley Street** **San Francisco, CA 94131**	**NEW OWNER**	**104-11-0-020.00**

WITNESS THE EXECUTION HEREOF this 12th day of April, 2023.

Kaitlyn Lang **Adam Lang**

State of Tennessee)
County of Davidson)

On this 12th day of April, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kaitlyn Lang and Adam Lang, the bargainor(s), 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.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 730,000.00.**

Affiant

Sworn and subscribed before me on this the 12th day of April, 2023.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON