Karen Johnson Davidson County
Batch# 1019974 DEEDWARR
06/28/2023 10:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230628-0049229

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(4). _____, Affiant Sworn to and subscribed before me this June 27 2023. _____ Comm Exp: _____ Notary Public

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
LUCAS ALEXANDER KAMMERER and MICHELLE TIGARD KAMMERER		
THE KAMMERER REVOCABLE LIVING TRUST dated June 27, 2023		
1501 Lillian Street	SAME AS NEW OWNER	83-13-440.00
Nashville, Tennessee 37206		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, MICHELLE TIGARD KAMMERER and LUCAS KAMMERER, wife and husband, do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to LUCAS ALEXANDER KAMMERER and MICHELLE TIGARD KAMMERER, Trustees of THE KAMMERER REVOCABLE LIVING TRUST, dated June 27, 2023, and any amendments thereto, being more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 136, OF BLOCK "O", AS SHOWN ON THE MAP ENTITLED LINDSLEY HOME PLACE, OF RECORD IN PLAT BOOK 2, PAGE(S) 92, CHANCERY COURT AT NASHVILLE. SAID LOT NO. 136 FRONTS 50 FEET ON THE NORTHERLY SIDE OF LILLIAN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES WITH THE EASTERLY MARGIN OF SOUTH 15TH STREET, 150 FEET TO AN ALLEY.

Being the same property conveyed to MICHELLE TIGARD KAMMERER and LUCAS KAMMERER, wife and husband, by SHARON L. RUIZ and JACOB W. HATHAWAY, wife and husband, by Warranty Deed of record in Instrument No. 20110603-0042389, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Plat Book 2, page(s) 92, in the chancery court of 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 as GRANTORS 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 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.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

The improved property is known as 1501 Lillian Street, Nashville, TN 37206.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the 27th day of June 2023.

MICHELLE TIGARD KAMMERER

LUCAS KAMMERER

STATE OF TENNESSEE)
COUNTY OFWILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LUCAS ALEXANDER KAMMERER and MICHELLE TIGARD KAMMERER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 27th day of June 2023.

NOTARY PUBLIC

My Commission Expires: _____

TRUE COPY CERTIFICATION

I, PARKER T. BROWN 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 June 27, 2023.

PARKER T. BROWN 6/27/23 Date

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 27th day of June, 2023.

Notary Public

My Commission Expires:

