Prepared by and return to.
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 103 08 0 192.00

Karen Johnson Davidson County
Batch# 1045791 DEEDWARR
09/05/2023 09 55 44 AM 3 pgs
Fees $17 00 Taxes $0.00
20230905-0069165

WARRANTY DEED

Property Address & New Owner	*	Mail Tax Statement to
ROBERT J. LENTZ or	*	Robert J. Lentz
LINDA M. LENTZ, Trustees of the	*	Linda M. Lentz
LENTZ REVOCABLE LIVING TRUST	*	4100 Aberdeen Road
4100 Aberdeen Road	*	Nashville, TN 37205
Nashville, TN 37205	*	

The GRANTORS, **LINDA LENTZ and ROBERT LENTZ, wife and husband,** as tenants by the entirety, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

ROBERT J. LENTZ or LINDA M. LENTZ, Trustees of the LENTZ REVOCABLE LIVING TRUST, dated August 7, 2023

The LENTZ REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 19 of Block "K" on the MAP OF CHEROKEE PARK, SECTION NO. 111, as of record in Book 843, Pages 2 and 3, Register's Office for said County, and a part of Mockingbird Road, that was closed by Ordinances of the City of Nashville, being known as Bill #63-501, approved March 27, 1963, and described according to a survey made by Hal R. Swann, Jr., Surveyor, dated April 4, 1964, as follows:
>
> Beginning at a point in the Northerly margin of Aberdeen Road, at the corner of Lots 18 and 19; thence with the line between said lots, Northerly 176.9 feet to the line of Lot No. 20; thence along the line of Lot 20, and said line extended, Easterly 92.5 feet to the Northwest corner of the lot that was conveyed to Darlean Bell Lewis, et al, by deed of record in Book 3641, Pg. 243; thence Southerly 180 feet to the North margin of Aberdeen Road, in the exact center of said Mockingbird Road, now closed; thence with the margin of said Aberdeen Road, Westerly 85 feet to the point of beginning.

Being the same property conveyed to LINDA LENTZ and ROBERT LENTZ, wife and husband, by Warranty Deed of record at Instrument Number 20200515-0050826 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage, and other easements of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, and (5) any unrecorded easements, or those imposed by operation of law.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument. The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 7th day of August, 2023, by the undersigned.



LINDA LENTZ



ROBERT LENTZ

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **LINDA LENTZ and ROBERT LENTZ,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 7th day of August, 2023.

NOTARY PUBLIC



My Commission Expires: _____

My Comm Exp. 01-19-2025

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

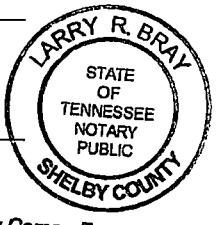
COUNTY OF WILLIAMSON

I hereby swear ~~or affirm~~ that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 7th day of August, 2023.

NOTARY PUBLIC



My Commission Expires: _____

My Comm. Exp. 01-19-2025