Karen Johnson Davidson County
Batch# 1054099 DEEDWARR
09/26/2023 02:03:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230926-0075567

This Instrument Prepared By:
Oath Law
1214 East 33rd Street
Tulsa, OK 74105

Taxes To:
Jerry Lanham and Pamela J. Lanham
1760 Center Point Road
Hendersonville, TN 37075

TENNESSEE WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that the grantor,
Jerry T. Lanham a/k/a Jerry Thomas Lanham a/k/a Jerry Lanham and Pamela J. Lanham a/k/a Pamela Jean Lanham a/k/a Pamela Lanham, husband and wife,
whose address is: **1760 Center Point Road, Hendersonville, TN 37075**
for and in consideration of the sum of Ten and No/100 Dollars ($10.00) to me in hand paid and the receipt of which is hereby acknowledged, has granted, sold, and conveyed, and by these presents do grant, sell, and convey to the grantee,
Jerry T Lanham and Pamela J Lanham, Trustees of the Jerry Lanham and Pam Lanham Oath Trust, dated May 22, 2023, and any amendments thereto
whose address is: **1760 Center Point Road, Hendersonville, TN 37075**
the following tract of land situated in Davidson County, State of Tennessee, to-wit:

Legal description attached hereto and made a part hereof as Exhibit "A"

This conveyance is made by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor. This transfer constitutes a nontaxable exchange pursuant to T.C.A. §67-4-409(a)(3)(F).

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on July 13, 2023.

WILLIAM JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jerry Lanham

Jerry T. Lanham a/k/a Jerry Thomas Lanham a/k/a Jerry Lanham, GRANTOR

Pamela Lanham

Pamela J. Lanham a/k/a Pamela Jean Lanham a/k/a Pamela Lanham, GRANTOR

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jerry T. Lanham a/k/a Jerry Thomas Lanham a/k/a Jerry Lanham and Pamela J. Lanham a/k/a Pamela Jean Lanham a/k/a Pamela Lanham, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal at office this July 13, 2023

WILLIAM JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

William Jenkins
_____, NOTARY
My commission expires: _____

My Commission Expires
January 11, 2026

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer is – NONE -.

Jerry Lanham

Jerry T. Lanham a/k/a Jerry Thomas Lanham a/k/a Jerry Lanham, AFFIANT

Pamela Lanham

Pamela J. Lanham a/k/a Pamela Jean Lanham a/k/a Pamela Lanham, AFFIANT

Sworn to and subscribed before me this July 13, 2023.

WILLIAM JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

William Jenkins
_____, NOTARY
My commission expires: _____

My Commission Expires
January 11, 2026

(FOR RECORDING DATA ONLY)

Parcel Information:
072 14 0 133.00
053 09 0 030.00
093 08 0 052.00
093 08 0 051.00

Property Address:
1505 Ward Ave, Nashville, TN 37206
1316 Cheyenne Blvd., Madison, TN 37115
704 Glenview Drive, Nashville, TN 37206
706 Glenview Drive, Nashville, TN 37206

Name and Address of the Property Owner:
Jerry Lanham and Pamela J. Lanham
1760 Center Point Road, Hendersonville, TN 37075

Name and Address of the Persons or Entity Responsible for Taxes:
Jerry Lanham and Pamela J. Lanham
1760 Center Point Road, Hendersonville, TN 37075

EXHIBIT "A"

Tract 1:

A part of H. W. Ward's Subdivision of part of Brownsville of record in Book 974, page 4, R.O.D.C. Tennessee, described as follows:

Being Lot No. 11 of said subdivision fronting 60 feet on the north side of Ward Avenue, and running back northerly between parallel lines 152 feet on the west line and 153 feet 6 inches on the east line to the southerly margin of a ten foot alley.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record at Book No. 9602 - Page No. 987 in the Register's Office of Davidson, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 165 on the Plan of Sequoia Valley, Section 3 and of record in Book 4460, Page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 165 fronts 105.0 feet on the westerly side of Cheyenne Boulevard and runs back between parallel lines 175.0 feet.

Being the same property conveyed to Dr. Roy Little by deed from Harry McNutt, Trustee of record in Book 5720, Page 382. Dorcas P. Little, wife of Dr. Roy Little joins in execution of this instrument for the purpose of conveying any interest she might have in the above described property.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record at Book No. 6182 - Page No. 608 in the Register's Office of Davidson, Tennessee.

Tract 3:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Shelby Heights, Section II, as of record in Book 2854, Page 5, Register's Office for said County, described as follows:

Beginning on the southeasterly margin of Glenview, formerly Crutcher Street, at the corner of Lots Nos. 2 & 3; thence with said Street South 61 degrees 23 minutes West 35 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 25.25 feet southwestwardly 39.27 feet to the northeasterly margin of Ozark Street; thence with said street southeastwardly 249.13 feet; thence North 3 degrees 5 minutes East 20.8 feet to the corner of Lots No.s 2 & 3; thence with the line between said two lots northwestwardly 240.4 feet to the beginning.

Being the same property conveyed to Jerry T. Lanham and wife, Pamela J. Lanham, by Deed from David Ray Cook, unmarried, dated September 1, 1989, of record in Book 7929, page 836, Register's Office for Davidson County, Tennessee.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record at Book No. 8417 - Page No. 835 in the Register's Office of Davidson, Tennessee.

Tract 4:

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of Shelby Heights Subdivision, Section II, as of record in Book 2854, page 5, Register's Office for said County.

Said Lot No. 2 fronts 58.0 feet on the southeast margin of Glenview Street, and extends back 144.5 feet on the northeast margin and 240.4 feet on the southwest margin to a deadline in the rear, measuring 112.2 feet thereon.

Being the same property conveyed to **Marvin Henry Lanham and wife, Roberta C. Lanham** by Deed from **Neal J. Hardy of Washington, D.C., as Federal Housing Commissioner** of record in Book 3465, page 2, as corrected in Book 3535, page 373, Register's Office for Davidson County, Tennessee.

Said conveyance is made subject to restrictions of record in Book 2809, page 545, Register's Office for Davidson County, Tennessee; subject to plat of record in Plat Book 2854, page 5, Register's Office for Davidson County, Tennessee and any visible and unrecorded easements, building regulations and zoning regulations.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record at Instrument 20001109-0111709 in the Register's Office of Davidson, Tennessee.

Tennessee Certification of Electronic Document

I Burgess Edson, 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 July 13, 2023 (date of document).

X Burgess Edson
Affiant Signature

7/13/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of July, 2023

William Jenkins
Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

My Commission Expires
January 11, 2026

