Karen Johnson
Batch # 1085104
12/22/2023 11:31:44 AM
Fees: $13.00 Taxes: $1,302.40
Davidson County
DEEDWARR
2 pgs
20231222-0098834

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT231100169

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$352,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this the 14th day of December, 2023.

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Lumm	**James Lumm**	**094-01-0-252.00**
1308 Lenore St.	**9155 Maler Rd.**	
Nashville, TN 37206	**San Diego, CA 92129**	

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, WE,

Elizabeth MK Sullivan and Bryan E. Pieper, Wife and Husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Lumm

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:

LAND in Davidson County, Tennessee, being Lot No. 67 on a Revision of a part of Section One, Revised, Shelby Heights Subdivision of record in Plat Book 2854, Page 69, in the Register's Office for Davidson County, Tennessee. Said Lot No. 67 begins at a point in the Southerly margin of Lenore Street, the common front corner of Lots 67 and 68; thence it extends Southwardly 104.3 feet to the common rear corner of Lots 67 and 68; thence Westwardly 71.52 feet to an iron pin in the easterly margin of an alley; thence with said margin Northwardly 92.24 feet to a concrete monument which marks the beginning of a curve with a radius of 15.67 feet: thence with said curve to the North, then to the East 24.02 feet to a concrete monument in the Southerly margin of Lenore Street; thence with said margin, Eastwardly 40.51 feet to the beginning.

BEING the same property conveyed to Elizabeth MK Sullivan and Bryan E. Pieper, wife and husband, by Quitclaim Deed from Elizabeth MK Sullivan, dated 5/15/2021 and recorded 5/19/2021 in Instrument No. 20210519-0068201; and being the same property previously conveyed to Elizabeth MK Sullivan, a single woman, by Warranty Deed from Lauren L. Shipman n/k/a Lauren L. Dorrance and husband, David George Dorrance, dated 11/16/2018 and recorded 11/21/2018 in Instrument No. 20181121-0114707, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1308 Lenore St., Nashville, TN 37206**
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 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 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.

Witness our hands this 14th day of December, 2023.

Elizabeth MK Sullivan

Bryan E. Pieper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth MK Sullivan and Bryan E. Pieper the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of December, 2023.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025