Karen Johnson
Batch # 1088392
01/04/2024 01:21:46 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDWARR
2 pgs
20240104-0000925

WARRANTY DEED

This instrument Prepared by and Return to:
James P. Lenz
8309 Saint Danasus Drive
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10.00
Affiant
Subscribed and sworn before me this the
4th Day of January, 2024.
P. Gallman, Deputy Register

STATE OF TN §
§
COUNTY OF DAVIDSON §

Know All Men By These Presents:

THAT **JIM LENZ aka JAMES P LENZ**, of Davidson County, TN (hereinafter referred to as "Grantor"), for and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00) cash and other good and valuable consideration in hand paid by **JAMES P LENZ, trustee of the JAMES P LENZ REVOCABLE TRUST** (hereinafter referred to as "Grantee"), such trust having been established under that certain revocable trust agreement dated the _____ day of _____, in the year _____, by and between JAMES P LENZ, as settlor and as trustee, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee, all of Grantor's interest in and to the following real property together with all improvements situated thereon (such interest is hereinafter referred to as "Subject Property"):

Land in Davidson County, Tennessee, being Lot 181, as shown on the map entitled The Plan of Lenox Village, Revision to Lots 177 through 188, Phase E.a Planned Unit Development of record in Instrument No. 20040726-0088981. Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Source of Title: 20210817-0110961

8309 Saint Danasus Dr, Nashville, TN 37211

Grantor does hereby convey the Subject Property together with all rights, titles and interests of Grantor in and to any roads, easements, streets and rights-of-way within, adjoining, adjacent or contiguous to the Subject Property, and all condemnation awards, reservations and remainders, and together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the Subject Property. The term Subject Property shall refer to and include the property described in this paragraph.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the Subject Property, but only to the extent they are still in force and effect and shown of record in Davidson County, TN, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the Subject Property and to all matters which would be revealed by an inspection and/or a current survey of the Subject Property.

TO HAVE AND TO HOLD the Subject Property, to the extent conveyed hereby, subject to the terms and provisions contained herein, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's heirs, executors, administrators, personal representatives, successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators, personal representatives, successors and assigns to warrant and forever defend all and singular the Subject Property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, executors, administrators, personal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and are assumed by Grantee.

EXECUTED on the 4th day of January, in the year 2024.

JIM LENZ aka JAMES P LENZ, Grantor

Address of Grantee and after recording return to:

Send Tax Bill to:
James P Lenz
Trustee of the James P Lenz Revocable Trust
8309 Saint Danasus Dr
Nashville, TN 37211

STATE OF TN §
§
COUNTY OF DAVIDSON §

This instrument was acknowledged before me on the 4th day of January, in the year 2024, by JIM LENZ aka JAMES P LENZ.

DOLLIE HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public, State of TN