THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240547658** Karen Johnson Davidson County Batch # 1134198 DEEDWARR 05/13/2024 11:20:57 AM 2 pgs Fees: $13.00 Taxes: $712.25 20240513-0035004	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $192,500.00. Affiant Subscribed and sworn to before me, this 10th day of May, 2024 Notary Public My Commission Expires:

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

WARRANTY DEED

Address New Owner: Richard Price Lechleiter, Jr. and Katherine O. Lechleiter 725 Richfield Drive Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 128 14 0 044.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Randall Bruce McKenzie, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Price Lechleiter, Jr., married**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit; Being Lot 61 on the PLAN OF HARPETH PARK, SECTION 2, REVISION OF LOTS 61 AND 62, as of record in Book 4060, Page 80, Register's Office for said County.

Said lot fronts 98.0 feet on the northerly side of Esterbrook Drive and extends back 188.73 feet on the westerly line and 163.74 feet on the easterly line to a dead line, which is a broken line measuring a total of 87.89 feet thereon.

Being the same property conveyed to Richard Price Lechleiter, Jr., married and Randall Bruce McKenzie, married, by Warranty Deed from Marion Booker, a widow, of record in Instrument No. 20080519-0050923, in the Register's Office of Davidson County, Tennessee, dated May 16, 2008, and recorded on May 19, 2008.

Subject property is not the primary marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF HARPETH PARK, SECTION 2, REVISION OF LOTS 61 AND 62, as recorded in Plat Book 4060, Page(s) 80 .

This is improved property located at 8042 Esterbrook Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of May, 2024.

Randall Bruce McKenzie

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Randall Bruce McKenzie**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of May, 2024.

Notary Public

My Commission Expires: _____

