Karen Johnson Davidson County
Batch# 1134863 DEEDWARR
05/15/2024 11:23:30 AM 6 pgs
Fees: $33.00 Taxes: $2,257.00
20240515-0035944

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63640
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Eric Kelnhofer Kristin Kelnhofer 8461 Indian Hills Drive Nashville, TN 37221	Mortgage Investors Group 8320 E. Walker Springs Lane Suite 200 Knoxville, TN 37923

TAX MAP PARCEL NUMBERS: 155100A02800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$610,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Larry A. Lefkovitz, Trustee and Lindsay Elizabeth Allen, Successor Co-Trustee of The Lefkovitz Family Irrevocable Living Trust, established by The Revocable Living Trust Agreement of Larry A. Lefkovitz and Karen A. Lefkovitz, dated July 8, 2019,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kristin Kelnhofer and Eric L. Kelnhofer, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of McCrory Trace Estates of record in Book 6900, pages 720-723 amended by Surveyor's Certificate of Correction of record in Book 7825, page 429, said Register's Office, to which Plan reference is made for a more complete description.

Being the same property conveyed to Larry Alan Lefkovitz and Karen Wall Allen, both unmarried, as joint tenants with right of survivorship, by Warranty Deed from Robert D. Hudson and wife, Julie A. Hudson, dated February 26, 1998 and recorded on March 4, 1998, of record in Book 10822, page 848, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated, October 28, 2010, recorded November 9, 2010, of record in Inst. No. 20101109-0090058, said Register's Office, subject property was conveyed to Larry A. Lefkovitz and wife Karen A. Lefkovitz. Subject property was further conveyed to Larry A. Lefkovitz and Karen A. Lefkovitz, Trustees of the Lefkovitz Family Revocable Living Trust, established by the Revocable Living Trust Agreement of Larry A. Lefkovitz and Karen A. Lefkovitz, dated July 8, 2019 by Quitclaim Deed, dated July 8, 2019, recorded July 9, 2019, of record in Inst No. 20190709-0066684, Register's Office for Davidson County, Tennessee. Karen A. Lefkovitz has since died. Said Trust Agreement specifies that upon the death of of either trust grantor, the trust shall become irrevocable and be known thereafter as The Lefkovitz Family Irrevocable Living Trust; and further that the successor co-trustee for Karen Allen Lefkovitz shall be Lindsay Elizabeth Allen.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record

in Book 6900, pages 720-723 amended by Surveyor's Certificate of Correction of record in Book 7825, page 429, said Register's Office, to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 7241, page 597, amended in Book 7576, page 846, By Laws in Book 7576, page 831, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of McCrory Trace Homeowners Association of record in Book 7576 page 821, said Register's Office; Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utility District of record in Inst. NO. 20021104-0134797, said Register's Office.

This is improved property, known as 8461 Indian Hills Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of May, 2024.

The Lefkovitz Family Irrevocable Living Trust

By: _____ TRUSTEE
Larry Alan Lefkovitz, Trustee

State of Tennessee

County of Davidson

On this 10 day of May, 2024, before me the undersigned authority, personally appeared **Larry Alan Lefkovitz, Co-Trustee of the Lefkovitz Family Irrevocable Living Trust**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Margaret H Taylor
Notary

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

in Book 6900, pages 720-723 amended by Surveyor's Certificate of Correction of record in Book 7825, page 429, said Register's Office, to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 7241, page 597, amended in Book 7576, page 846, By Laws in Book 7576, page 831, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of McCrory Trace Homeowners Association of record in Book 7576 page 821, said Register's Office; Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utility District of record in Inst. NO. 20021104-0134797, said Register's Office.

This is improved property, known as 8461 Indian Hills Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this ____ day of May, 2024.

The Lefkovitz Family Irrevocable Living Trust

By: _____
Larry Alan Lefkovitz, Trustee

State of Tennessee

County of Davidson

On this ____ day of May, 2024, before me the undersigned authority, personally appeared **Larry Alan Lefkovitz**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

WITNESS THE EXECUTION HEREOF this 7th day of May, 2024.

The Lefkovitz Family Irrevocable Living Trust

By: _____ 5/7/24
Lindsay Elizabeth Allen, Successor Co-Trustee

State of MARYLAND

County of MONTGOMERY

On this 7th day of May, 2024, before me the undersigned authority, personally appeared **Lindsay Elizabeth Allen**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Sworn and subscribed before me this 7th day of May, 2024.

Notary

My Commission Expires: 06-22-2025

PASCALE A DELAIN
Notary Public - State of Maryland
Montgomery County
My Commission Expires Jun 22, 2025

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $610,000.00.

Affiant

Sworn and subscribed before me this 10 day of May, 2024.

Notary

My Commission Expires: 3/8/28

KELLY SLAGLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 5/10/24 (date of document)

Affiant Signature

5/15/24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 15 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY