Karen Johnson
Batch # 1137503
05/21/2024 09:44:38 AM
Fees: $13.00 Taxes: $1,387.50
Davidson County
DEEDWARR
2 pgs
20240521-0037684

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-1760

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of May, 2024

Notary Public

Commission Expires: 10/4/2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Aaron Joseph Lensch and Brittany Ray Lensch 2920 Steamboat Drive Nashville, TN 37214	United Wholesale Mortgage 700 South Blvd East Pontiac, MI 48341	062-02-0A-104.00-CO

WARRANTY DEED

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, I/WE,

Jodi Lynn Wyatt is AKA Jodi Lynn Heitman, unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aaron J. Lensch and Brittany R. Lensch, husband and wife

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 104, Plan of River Trace Estates, Phase I, Section 2, Lots 97-104, 102-108, 110, 113-119, 122-123, 130-134, 163-164, 177-184, as shown on plat of record in Plat Book 6900, Page 741, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jodi Lynn Wyatt, unmarried woman by Warranty Deed from Kelly A. LaChapelle and Zachary LaChapelle, Wife and Husband of record in Instrument No. 20180724-0071848 Register's Office for Davidson County, Tennessee, dated July 18, 2018 and recorded on July 24, 2018. Jodi Lynn Wyatt is AKA Jodi Lynn Heitman.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2920 Steamboat Drive, Nashville, TN 37214.

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 so 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.

Dated this the 10th day of May, 2024.

Jodi Lynn Heitman

Jodi Lynn Heitman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of May, 2024, before me personally appeared Jodi Lynn Heitman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY