This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22977-DJ

Karen Johnson Davidson County
Batch# 1158672 DEEDWARR
07/16/2024 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20240716-0053586

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of July, 2024.

Notary Public
My Commission Expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher Ranieri 2324 Riverside Dr. Unit #2 Nashville, TN, 37216	CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Road 400 San Ramon, CA 94583	072-07-0C-002-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Gregory A. Lee Trustee, of the Lee Revocable Living Trust, dated June 6, 2022**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Christopher Ranieri, an unmarried man**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element unit situated in Davidson County, Tennessee, being known as Unit 2, together with the appurtenant common elements, of Homes at 2324 Riverside, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 2324 Riverside, a horizontal property regime with private elements, of record in Instrument No. 20150303-0018382, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on site plan attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 2324 Riverside provided in said Declaration, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration; and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Gregory A. Lee and Becky L. Lee, Trustees, or their successors in interest, of the Lee Revocable Living Trust, dated June 6, 2022, as tenancy by the entirety by Warranty Deed from Gregory A. Lee and Becky L. Lee, husband and wife, dated June 6, 2022, recorded June 23, 2022, of record in Instrument No. 20220623-0071948, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **2324 Riverside Drive, Unit 2, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 15th day of July, 2024.

GRANTOR:

Lee Revocable Living Trust dated June 6, 2022

By: _____, Trustee
Gregory A. Lee, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gregory A. Lee, Trustee the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee of the Lee Revocable Living Trust dated June 6, 2022, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of July, 2024.

RYAN FORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 10-4-27

202407160053586

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 7/16/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 7/16/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th **day of** July, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

