Karen Johnson
Batch # 1160056
07/22/2024 09:19:20 AM
Fees: $13.00 Taxes: $1,100.75

Davidson County
DEEDWARR
2 pgs

20240722-0054515

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: LTL-22897-24

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-ORE-24-244

WARRANTY DEED

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2024

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucas Glenney-Tegtmeier 244 Elm Street Nashville, TN 37115	Same address as new owner	043-13-0-363

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY SEVEN THOUSAND FIVE HUNDRED AND 00/100 Dollars ($297,500.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MOHAMED BOUMRAR AND CAITLIN BOUMRAR, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LUCAS GLENNEY-TEGTMEIER, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 23, in Block I on the Plan of Forest Park Subdivision, of record in Book 843, page 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mohamed Boumrar and Caitlin Boumrar, husband and wife, from Bryan John Dahlhauser, Trustee of the Thomas Dahlhauser Trust, a Tennessee testamentary trust, by Warranty Deed dated October 5, 2021 and recorded October 15, 2021 in Instrument #20211015-0139014, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 244 Elm Street, Nashville, TN 37115

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 18 day of July, 2024

GRANTOR(S)

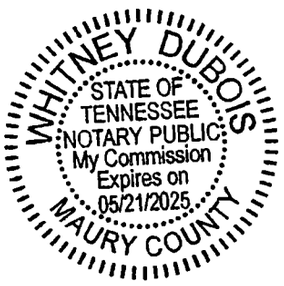
Mohamed Boumrar

Caitlin Boumrar

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Mohamed Boumrar and Caitlin Boumrar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 18 day of July, 2024.



Notary Public

Whitney DuBois

Printed Notary Name

My commission expires: 05.21.2025