WARRANTY DEED

Karen Johnson Davidson County
Batch# 1173498 DEEDWARR
08/23/2024 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $3,111.61
20240823-0064953

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $840,977.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/15/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P24-7616-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Corey Brant and Faith Brant	New Owner	129-12-0-050.00
(NAME)	(NAME)	
6305 Saint Henry Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Forty Thousand Nine Hundred Seventy-Seven And No/100 Dollars ($840,977.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RANDY M. LEHMANN AND RACHEL D. LEHMANN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COREY BRANT AND FAITH BRANT, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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:

Situate County of Davidson and state of Tennessee: being Lot Number Two Hundred Fifty-Eight (258) on the Plan of Section I, Warner Park Valley, of record in 3600, Page (s) 12 through 14, inclusive, Register's Office for Davidson County, Tennessee, and described as follows:

Being at a point in the Easterly margin of Edwin Warner Drive, at the common corner of Lot Numbers 257 and 258; thence with the margin of said Drive Northeasterly 103 feet to the beginning of a curve; thence around said curve in a Northeasterly direction 39.3 feet to a point in the Southerly margin of St. Henry Drive; thence with the margin of the same, Easterly 92 feet to a point at the common corner of Lots Numbers 258 and 259; thence with the line between said lots Southerly 128 feet to a corner of Lot Number 257; thence with the line between Lot Numbers 257 and 258, Westerly 117 feet to the point of beginning.

Being the same property conveyed to Randy M. Lehmann, unmarried by Warranty Deed from Charles Akin Embry, Jr., unmarried, as to a Life Estate, Charles Wiley Embry and Jeffrey Thomas Embry, as to the remainder of record in Instrument No. 20090818-0077553 Register's Office for Davidson County, Tennessee, dated August 14, 2009 and recorded on August 18, 2009.

Being the same property conveyed to Randy M. Lehmann and Rachel D. Lehmann, husband and wife by Quitclaim Deed from Randy M. Lehmann, who took title as an unmarried person, but who is now married to Rachel D. Lehmann of record in Instrument No. 20130823-0089134 Register's Office for Davidson County, Tennessee, dated July 29, 2013 and recorded on August 23, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 6305 Saint Henry Drive, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness our hands this 21 day of August, 2024.

Randy M. Lehmann

Rachel D. Lehmann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randy M. Lehman and Rachel D. Lehman, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21 day of August, 2024.

My Commission Expires: Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Joshua A. Terry, 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 8/21/24.

Affiant Signature – Joshua A. Terry

8/22/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/22/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27