STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2024.

Notary Public
MY COMMISSION EXPIRES: 4-13-25
File No. G24-21780

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

Karen Johnson Davidson County
Batch# 1181769 DEEDWARR
09/16/2024 09:23:30 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20240916-0071110

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Stanley Lehr, Trustee (NAME)	Same as new owner (NAME)	117-15-0A-044.00-CO
9036 Candlewood Drive (STREET ADDRESS)	(STREET ADDRESS)	
Knoxville, TN 37923 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Susan A. DeRiemer, Devisee Under the Last Will and Testament of Patricia A. Jaworski,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stanley Lehr, Trustee of The Stanley Lehr Revocable Living Trust dated February 3, 2019,** 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:

A CERTAIN CONDOMINIUM UNIT in Davidson County, Tennessee. described as follows: Unit A-112, in a Horizontal Property Regime as shown on the condominium site plan of Green Hills Terrace Condominiums, as of record in Book 5200, Page 64, Register's Office for Davidson County, Tennessee.

THE PREMISES herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66.27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof: to the By-Laws for the administration thereof: to easements, rights and interest in favor of other unit owners. and all sewer. water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and covenants, restrictions, options. burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Green Hills Terrace, as of record in Book 5200. Page 64. and Master Deed of record in Book 5304, Page 702: Book 5304, Page 745; Book 5539, Page 967: Book 5539, Page 969: Book 7841, Page 557 and Book 9830. Page 181, said Register's Office.

Being the same property conveyed to Patricia A. Jaworski, unmarried by Deed dated November 13, 2007, recorded November 19, 2007, in Instrument Number 20071119-0134978, in the Register's Office of Davidson County, Tennessee. The said Patricia A. Jaworski died testate April 23, 2009, devising the subject property to Susan A. DeRiemer. See Will of record in Probate Case No. 09P700 in Davidson County Circuit Court.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1900 Richard Jones Road, #A112, Nashville, TN 37215.

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.

Witness my/our hand(s) this 3rd day of September, 2024.

Susan A. DeRiemer

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Merced

On this 3rd day of September, 2024, before me personally appeared Susan A. DeRiemer, 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 3rd day of September, 2024.

Rita Calderon
Notary Signature
My commission expires: February 5, 2027

ENC1 RITA CALDERON COMM. # 2437257 NOTARY PUBLIC • CALIFORNIA MERCED COUNTY My Comm. Expires February 5, 2027 ENC1

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Yvette Meldrum, 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 September 3, 2024.

Signature
September 3, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this September 3, 2024

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025