THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240848650

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $4,850,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of September, 2024.

Notary Public
My Commission Expires: _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

Karen Johnson
Batch # 1186129
09/25/2024 10:18:46 AM
Fees: $13.00 Taxes: $17,945.00

Davidson County
DEEDWARR
2 pgs

20240925-0074259

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel M. Lechleiter and Allison R. Lechleiter 425 Royal Oaks Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 130 03 0 114.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey E. Powell and wife, Anna T. Powell,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Daniel M. Lechleiter and Allison R. Lechleiter, husband and wife,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 9 on the Plan of DAVIS ESTATES, SECTION 4, as of record in Plat Book 4175, Page 87, Register's Office for said County.

Being the same property conveyed to Jeffrey E. Powell and wife, Anna T. Powell, by Warranty Deed from Randall L. Kinnard and wife, Peggy Scott Kinnard, of record in Book 9639, Page 295, in the Register's Office of Davidson County, Tennessee, dated April 05, 1995 and recorded on April 06, 1995.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DAVIS ESTATES, SECTION 4, as recorded in Plat Book 4175, Page(s) 87.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4381, Page 347.

Easement for Sewage disposal system, recorded in Book 5313, Page 737.

This is improved property located at 609 Westview Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 23rd day of September, 2024.

Jeffrey E. Powell

Anna T. Powell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey E. Powell and Anna T. Powell, 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, at ~~office~~, this 23rd day of September, 2024.

Notary Public

My Commission Expires: _____

