WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $890,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2024.

Notary Public
MY COMMISSION EXPIRES:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

Karen Johnson Davidson County
Batch# 1189756 DEEDWARR
10/04/2024 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $3,293.00
20241004-0077009

File #24-TLC-2215-221

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cynthia Moynihan	**Navy Federal Credit Union**	
(NAME)	(NAME)	**105 14 0 094.00, 105 14 0 093.00**
756 Roycroft Place	**PO Box 3326**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Merrifield, VA 22119**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

THOMAS HENRY LERNER, A MARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

CYNTHIA MOYNIHAN, AN UNMARRIED WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lots 2 and 3 of Block 5 in Yarbrough's Subdivision of Woodland, a plan of which is of record in Plat Book 57, Page 155, said Register's Office.

Said Lots 2 and 3 front 50 feet each on the West side of Grantland Avenue and run back between parallel lines 165 feet to an alley in the rear.

Being the same property conveyed to Thomas Henry Lerner, by Quitclaim Deed from Sheralyn Louise Highers Lerner, of record in Book 8891, Page 319, in the Register's Office for Davidson County, Tennessee, dated March 10, 1993 and recorded on March 19, 1993.

Being the same property conveyed to Thomas H. Lerner and wife, Sheralyn H. Lerner as tenants by the entirety, by Warranty Deed from George F. Kennedy, Jr. and Mignonne Kennedy Bush heirs at law of Maude M. Kennedy, of record in Book 5675, Page 496, in the Register's Office for Davidson County, Tennessee, dated November 7, 1980 and recorded on November 7, 1980.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Blocks 1-2-3-4-5-6-7-8 in Yarbroughs Subdivision of Woodland, as recorded in Plat Book 57, Page(s) 155.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20100225-0014563 (as to Lot 2).
*No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 2215 and 2217 Grantland Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 30th day of September, 2024.

Thomas Henry Lerner

Teresa Lerner

***TERESA LERNER**, spouse of **THOMAS HENRY LERNER**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **TERESA LERNER** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2024, before me personally appeared Thomas Henry Lerner, 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 30th day of September, 2024.

Notary Signature
My commission expires:

TAMMY L. CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2024, before me personally appeared Teresa Lerner, 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 30th day of September, 2024.

Notary Signature
My commission expires:

TAMMY L. CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

True Copy Certification

I, **Tammy Carney,** 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 this the 2nd day of October, 2024.

Affiant Signature
Date 10-2-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of October, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

