# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1202474 DEEDWARR
11/06/2024 03:46:30 PM 4 pgs
Fees: $23.00 Taxes: $1,498.50
20241106-0086471

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$405,000.00.**

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 27TH DAY OF SEPTEMBER, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/4/2027

**THIS INSTRUMENT PREPARED BY**
Hollingshead & Associates, PLLC, Hollingshead Title & Escrow, 1720 West End Avenue #403, Nashville, TN 37203
File No.: 442408

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP PARCEL |
|---|---|---|
| Joseph Leo Lentner and Khrysthale Hayati Amaya<br>919 Fairwin Avenue<br>Nashville, TN 37216 | New Owners | 07209026700 |

For and in consideration of the sum of Four Hundred Five Thousand And 0/100 ($405,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

**KAYLA A. RIEK, A MARRIED WOMAN**

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

**JOSEPH LEO LENTNER AND KHRYSTHALE HAYATI AMAYA, HUSBAND AND WIFE**

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Eskridge Subdivision of part of the W. B. Franklin Property, of record in Plat Book 547, page 52, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kayla A. Riek, an unmarried woman by Warranty Deed from Ames H. Bailey, an unmarried man, dated 10/3/2014, recorded 10/6/2014, Instrument No. 20141006-0092433, in the Register's Office for Davidson County, Tennessee.

Christopher Ferren, spouse of Kayla A. Riek, joins in this conveyance for the sole purpost of conveying any marital interest he may have.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 919 Fairwin Avenue, Nashville, TN 37216.

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/or 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/or 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.

*[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]*

*[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR KAYLA A. RIEK, A MARRIED WOMAN to JOSEPH LENTNER AND KHRYSTHALE AMAYA FOR THE TRANSFER OF PROPERTY LOCATED AT 919 FAIRWIN AVENUE, NASHVILLE, TN 37216.]*

Witness our/my hand on the 27th day of September, 2024.

Kayla A. Riek

Christopher Ferren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kayla A. Riek, a/k/a Kayla A. Ferren, and Christopher Ferren, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of September, 2024.

Notary Public
My Commission Expires: 2/17/27

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Tennessee Certification of Electronic Document**

I, Ryan Beane, 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 9/27/2024 (date of document).

Affiant Signature

9/27/2024
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 27th day of September, 2024.

Notary's Signature

My Commission Expires
July 6, 2027

MY COMMISSION EXPIRES:

NOTARY'S SEAL:

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY