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

CRT File No. 241049088

Karen Johnson
Batch # 1206424
11/19/2024 08 44 05 AM
Fees $13 00 Taxes $2,360 60

Davidson County
DEEDWARR
2 pgs

20241119-0089419

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 03-07-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $638,000 00

Affiant

Subscribed and sworn to before me, this 14th day of November, 2024

Notary Public
My Commission Expires _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Julia C. Warner 5407A Louisiana Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091-06-0-234.00

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, **Clayton D. Lehning and Darby H. Lehning, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Julia C. Warner, unmarried**, ("Grantee"), her successors, 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 No. 1314, Block 21, on the Plan of Plan No 2 of West Nashville, Tennessee of record in Plat Book 57, Page 172, 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 CLAYTON D. LEHNING AND DARBY H. LEHNING, HUSBAND AND WIFE, by deed from JOSEPH DELLA NOCE AND VICTORIA DELLA NOCE, HUSBAND AND WIFE, of record in Instrument No 20220209-0014741, dated January 18, 2022, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 091-06-0-234 00.

Matters shown on the Plan of record in Plat Book 57, page 172, said Register's Office.

This is improved property located at 5407A Louisiana Avenue Nashville TN 37209

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 14th day of November, 2024

Clayton D. Lehning

Darby H. Lehning

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clayton D. Lehning and Darby H Lehning, 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 14th day of November, 2024

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026