This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23304-MC

Karen Johnson Davidson County
Batch # 1208978 DEEDWARR
12/02/2024 08:04:54 AM 2 pgs
Fees: $13.00 Taxes: $2,053.50
20241202-0093063

mail →
Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $555,000.00.

Affiant

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-17-2027

Subscribed and sworn to before me, this the 25th day of November, 2024.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert Carpenter and Charlotte Carpenter 4900 Trousdale Drive Nashville, TN 37220	CMG Mortgage Inc. 3160 Crow Canyon Rd Suite 400 San Ramon, CA 94583	146 08 0 055.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Anthony Lenz and Sydney Lenz, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Robert Carpenter AKA Robert Faris Carpenter and Charlotte Carpenter AKA Charlotte Whitfield Carpenter, husband and wife.**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 247 on the Plan of SECTION THREE, CRIEVE HALL ESTATES of record in Plat Book 2133, Page 59, 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 Anthony Lenz and Sydney Lenz, Husband and Wife, by Warranty Deed from Venecca E. Ralph, Single, of record in Instrument No. 20220323-0033661, in the Register's Office of Davidson County, Tennessee, dated March 15, 2022, and recorded on March 23, 2022.

This is ☒ improved or ☐ unimproved property located at: **4900 Trousdale Drive, Nashville, TN 37220**

This conveyance is made subject to 1) Property taxes for the year 2025, which is a lien not yet due and payable. The 2024 Property taxes were paid at the time of closing and have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of November, 2024.

GRANTOR:

Anthony Lenz

Sydney Lenz

STATE OF Kentucky
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Anthony Lenz and Sydney Lenz,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of November, 2024.

Notary Public
My Commission expires: 11/02/2028

LISA R DUNHAM
Notary Public - State at Large
State of Kentucky
Notary ID # KYNP 17894
My Commission Expires Nov. 2, 2028