# WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF December, 2024

Notary Public
MY COMMISSION EXPIRES

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2028

Karen Johnson
Batch # 1216528
12/16/2024 09 58 37 AM
Fees $13 00 Taxes $2,312 50

Davidson County
DEEDWARR
2 pgs

20241216-0097299

**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) |
|---|---|---|
| **Breanne M. Coffey and Albert W. McManus** | **New Owner** | |
| (NAME) | (NAME) NEW OWNER | **105 14 0C 011 00** |
| (ADDRESS) | (ADDRESS) | |
| (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,

**TARA LENTZ, A MARRIED PERSON,**

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

**BREANNE MARIE COFFEY, UNMARRIED AND ALBERT W. MCMANUS, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,**

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

Land in Davidson County, Tennessee, being Unit No 2220 on the Plan of THE PARK AT MELROSE TOWNHOMES, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq , as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of THE PARK AT MELROSE TOWNHOMES, a Horizontal Property Regime with Private Elements, of record in Instrument No 20070604-0065994, and First Supplementary Declaration of Covenants of record in Instrument No 20070614-0071575 and Attorney's Certificate recorded in Instrument No 20070822-0100253, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants Reference is hereby made to the plan of THE PARK AT MELROSE TOWNHOMES, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No 20070604-0065994 as Supplemented in Instrument No 20070614-0071575 and Attorney's Certificate recorded in Instrument No 20070822-0100253, for a more complete identification and description of said unit

Being the same property conveyed to Terry Dale Lentz and Teresa S Lentz, husband and wife, and Tara Lentz, an unmarried individual, by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership, of record in Instrument No 20070806-0093048, in the Register's Office of Davidson County, Tennessee, dated July 31, 2007 and recorded on August 06, 2007

Further being the same property conveyed to Tara Lentz, a married person, by Quitclaim Deed from Terry Dale Lentz and Teresa S Lentz, husband and wife, of record in Instrument No 20241121-0091079, in the Register's Office of Davidson County, Tennessee, dated November 20, 2024 and recorded on November 21, 2024

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 C D ELLIOTS, as recorded in Plat Book 21, Page 78
*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE PARK AT MELROSE Condominium of record in Instrument No 20070917-0110745, also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20070525-0062832
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20070604-0065994, as Supplemented in Instrument No 20070614-0071575 and Attorney's Certificate recorded in Instrument No 20070822-0100253
*Easement for Cable Television and Maintenance, recorded in Instrument No 200004180038819
*Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No 20060623-0075251, Instrument No 20060809-0098054 and Instrument No 20060809-0098082
*Stormwater Detention Agreement as set forth in instrument recorded in Instrument No 20060623-0075219
*Charter for Melrose Park Master Corporation recorded as Instrument No 20070703-0079125
*Charter for The Park at Melrose Townhouse Corporation recorded as Instrument No 20070703-0079126
*Charter for The Park at Melrose Condominium Owners Association, Inc recorded as Instrument No 20070925-0114302
*All of the terms and provisions set forth and contained in that certain Lease between Sherwood Terrace, Inc d/b/a The Park at Melrose by James S Grauley, Sr Vice Pres & Managing Partner, Lessor, and Web Service Company, Inc , Lessee, a memorandum of which is recorded in Book 10584, Page 149
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **2220 Knowles 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 12th day of December, 2024

Tara Lentz

Amy Lentz

***AMY LENTZ**, spouse of **TARA LENTZ**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **AMY LENTZ** may have in the above-described real property*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of December, 2024, before me personally appeared Tara Lentz, 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 12th day of December, 2024

Notary Signature
My commission expires

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of December, 2024, before me personally appeared Amy Lentz, 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 12th day of December, 2024

Notary Signature
My commission expires

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027