Karen Johnson Davidson County
Batch# 1228437 DEEDWARR
01/21/2025 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20250121-0004352

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-5916

STATE OF OHIO
COUNTY OF FRANKLIN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Denise R. Lester
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of January, 2025

Lori R Watson
Notary Public

Commission Expires: 9/29/2029

LORI R. WATSON
State of Ohio
Notary Public
Commission No. 2024-RE-882308
My Commission Expires 09/29/2029

Address of New Owner	Send Tax Bills To:	Map & Parcel
David Zeisler, Trustee of The Loverboy Crib Trust dated December 17, 2024 801 Twin Falls Drive Joelton, TN 37080	CITY NATIONAL BANK 3505 GRAND AVE 7LVR 12 LOS ANGELES, CA 90071	015-13-0A-066.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Denise R. Lester, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Zeisler, Trustee of The Loverboy Crib Trust dated December 17, 2024

HEREINAFTER CALLED THE GRANTEES, 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. 66 on the Plan of Final Plat, Falls Subdivision of record in Plat at Instrument No. 20191015-0105302, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Thurman Bernard Lester Jr. and Denise R. Lester, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20220422-0046686 Register's Office for Davidson County, Tennessee, dated April 20, 2022 and recorded on April 22, 2022.

Thurman Bernard Lester Jr. died August 19, 2024, leaving Denise R. Lester as the surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 801 Twin Falls Drive, Joelton, TN 37080

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 so 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. 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.

Dated this the 13th day of January, 2025.

Denise R. Lester

Denise R. Lester

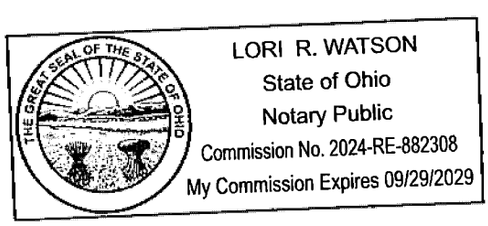
STATE OF Ohio
COUNTY OF Franklin

On this 13th day of January, 2025, before me personally appeared Denise R. Lester, 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 13th day of January, 2025.

Lori R. Watson

Notary Signature
My commission expires: 9/29/2029



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 January 13, 2025.

Affiant Signature

21st day of January, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028