$975,000 00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $975,000 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 02/03/2025

NOTARY PUBLIC

MY COMMISSION EXPIRES

JOSEPH WYER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
April 27, 2025
COUNTY OF WILLIAMSON

Karen Johnson
Batch # 1234284
02/05/2025 10 22 56 AM
Fees $13 00 Taxes $3,607 50

Davidson County
DEEDWARR
2 pgs

20250205-0008705

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2025-283-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Kevin E. Lee and Hallie Fay Lee Living Trust dated August 3, 2014	**NEW OWNER**	118-01-0-302 00
840 Salisbury Way		
Clarksville, TN 37043		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Michelle Jennings, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin Edward Lee and Hallie Fay Lee, Trustees of Kevin E. Lee and Hallie Fay Lee Living Trust dated August 3, 2014

HEREINAFTER CALLED THE GRANTEE(S), 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 99 on the Plan of Plan of Montrose Place of record in Plat Book 57, Page 93, 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 Betty M Jennings, unmarried by Warranty Deed from James E Moore, Sr of record in Book 7032, page 494, Register's Office for Davidson County, Tennessee, dated October 30, 1986 and recorded on November 6, 1986

Being the same property conveyed to Betty M Jennings and Michelle Jennings, Both unmarried by Quitclaim Deed from Betty M Jennings, a single woman of record in Instrument No 20010103-0001067 Register's Office for Davidson County, Tennessee, dated December 22, 2000 and recorded on January 3, 2001

Betty M Jennings, having died intestate on October 16, 2022, her interest in said property vesting in her sole heir at law, Michelle Jennings

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE

This is property known as 914 Montrose 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on February 3, 2025.

Michelle Jennings

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Michelle Jennings, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this February 3, 2025

Notary Public

My Commission Expires: 12-30-2028

PATRICIA KRYSTAL SUMMERS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

File #: 2025-283-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027