THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8178-WE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 555,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF February, 2025 Notary Public MY COMMISSION EXPIRES: 11. 26. 2028 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1235240 DEEDWARR
02/07/2025 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20250207-0009436

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin Ing and Gina Jones	New Owner	
415 Belle Pointe Drive		142-10-0B-008.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Stephen Crofford, Jr. and Elizabeth Montgomery Lehmberg n/k/a Elizabeth Crofford, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Austin Ing and Gina Jones, husband and wife**

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. 8 on the Plan of Phase I, Belle Pointe, of record in Plat Book 6250, Pages 500 and 501, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William Joseph Lehmberg, Jr. and Karen G. Lehmberg, Trustees of The Lehmberg Family Revocable Trust Agreement by Special Warranty Deed from Marilyn Lyell, Diane Kay Demoski, Leann Rae Marquard and James Michael Ketelsen of record in Instrument No. 20190726-0074006 Register's Office for Davidson County, Tennessee, dated July 25, 2019 and recorded on July 26, 2019.

Being the same property conveyed to Elizabeth Montgomery Lehmberg and Stephen Crofford, Jr., Wife and Husband by Warranty Deed from William Joseph Lehmberg, Jr. and Karen G. Lehmberg, Trustees of The Lehmberg Family Revocable Trust of record in Instrument No. 20191014-0104785 Register's Office for Davidson County, Tennessee, dated October 11, 2019 and recorded on October 14, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **415 Belle Pointe Drive, Nashville, TN 37221**

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. 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 our hands this the 4 day of February, 2025.

Stephen Crofford, Jr.

Elizabeth Crofford

Elizabeth Crofford

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephen Crofford, Jr.,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4 day of February, 2025.

My Commission expires: Nov 8, 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth Crofford,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4 day of February, 2025.

My Commission expires: Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Kimberly Hollingshead, 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 1.21.2025.

Kimberly Hollingshead, Esq.

January 21, 2025
Date

State of Tennessee

County of Davidson

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

Notary Signature

My Commission Expires: 01/23/2028

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON