WARRANTY DEED

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File No. BC-24-486

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2025

Notary Public

MY COMMISSION EXPIRES: 9/15/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Sooker	New Owner	
(NAME)	(NAME)	
700 Porter Road		083-06-0Q-003.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, I/WE, **DEBORAH LOTZ, TRUSTEE OF THE DEBORAH LOTZ TRUST DATED FEBRUARY 4, 2002, AS AMENDED AND RESTATED ON JANUARY 29, 2014, AS AMENDED AND RESTATED ON JANUARY 10, 2020, AS AMENDED AND RESTATED MAY 29, 2002, AND FURTHER AMENDED ON AUGUST 9, 2024**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SEAN SOOKER, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Davidson County, Tennessee, being Unit 3, Eastland Court, a Townhouse Planned Unit Development, as shown in the Declaration of Protective Covenants, Conditions and Restriction, of record as Instrument No. 20141117-0106018, amended in Instrument Nos. 201660408-0033850 and 20170829-0088715, Register's Office for Davidson County, Tennessee, to which reference is given for a more complete description.

Being the same property conveyed to Deborah Lynn Lotz, an unmarried woman by Warranty Deed from LVH3, LLC, a Tennessee limited liability company of record in Instrument No. 20180213-0014308 Register's Office for Davidson County, Tennessee, dated February 08, 2018 and recorded on February 13, 2018.

Being the same property conveyed to Deborah Lotz, Trustee of the Restated Revocable Living Trust of Deborah Lotz Dated January 29, 2014 by Quitclaim Deed from Deborah Lynn Lotz of record in Instrument No. 20180501-0041125 Register's Office for Davidson County, Tennessee, dated April 12, 2018 and recorded on May 01, 2018.

This is property more commonly known as 700 Porter Road, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1236331 DEEDWARR
02/11/2025 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20250211-0010427

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 my/our hand this 21st day of January, 2025.

The Deborah Lotz Trust dated February 4, 2002

By: _____
Deborah Lotz, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of January, 2025, before me personally appeared Deborah Lotz, Trustee of The Deborah Lotz Trust dated February 4, 2002, 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 21st day of January, 2025.

_____
Notary Signature
My commission expires:



Certificate of Authenticity

I, Joshua A. Terry, 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 1/21/25.

Affiant Signature – Joshua A. Terry

2/11/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 2/11/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27