When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File #1-23754-RR

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1237866 DEEDWARR
02/14/2025 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250214-0011520

File No. HR-24-8447

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1/30/27
(AFFIX SEAL)

CHRISTEN T. RABE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Naomi West	Filo Mortgage, LLC	
(NAME)	(NAME)	
1806 10th Avenue North	555 East North Lane, Building C, Ste 6125	081-08-0-029.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Conshohocken, PA 19428	
(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, **Savannah P. Kucera, now know as Savannah P. Kucera Lantz, married***, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Naomi Leah West, an unmarried woman**, 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 Davidson County, Tennessee, being the Northerly 26 feet 4 inches of Lot No. 31 on the Plan of J. L. Valentino's Subdivision of Lot No. 1 of the Woodard Property, of record in Plat Book 57, page 83, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 31 fronts 26 feet 4 inches on the Easterly side of 10th Avenue North, formerly Maple Street and runs back between parallel lines, 174 feet to an alley.

Being the same property conveyed to Savannah P. Kucera, an unmarried woman, by Warranty Deed from Bekhzodkho S. Dusmukhamedov of record in Instrument No. 20161031-0114888 Register's Office for Davidson County, Tennessee, dated October 28, 2016 and recorded on October 31, 2016.

***Savannah P. Kucera Lantz having since married Scott Lantz who joins in the execution to convey any interest, specifically any marital, spousal, homestead or dower rights, as contemplated in T.C.A. § 26-2-301 or other similar statutes therein.**

This is property more commonly known as 1806 10th Avenue North, Nashville, TN 37208.

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.

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 12th day of February, 2025.

Savannah P. Kucera Lantz

Scott Lantz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of February, 2025, before me personally appeared Savannah P. Kucera Lantz and Scott Lantz, 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 February, 2025.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 2/12/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 2/14/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of February 2025.

Bia Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

