Karen Johnson Davidson County
Batch # 1254703 DEEDWARR
04/01/2025 10 11 53 AM 3 pgs
Fees $18 00 Taxes $1,690 90
20250401-0024504

# WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$457,000.00**.

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2025

Notary Public

My commission expires 10/20/2026

(AFFIX SEAL)

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To | Map-Parcel Numbers |
|---|---|---|
| **EFK Investments, LLC** | **New Owner** | **069-02-0-082.00** |
| **876 Fonnic Drive** | | |
| **Nashville, TN 37207** | | |

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

**Amber Lester, an unmarried woman and David Lester, an unmarried man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**EFK Investments, LLC, a Tennessee limited liability company**

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

**Parcel Number 06902008200**

**Land in Davidson County, Tennessee, being Lot No. 221 on the Plat of Enchanted Hills, Section 11, of record in Plat Book 4460, page 184, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**Being the same property conveyed to Louis J. Bernard, M.D. and wife, Lois J. Bernard by Warranty Deed dated April 16, 1976, from W.C. Allen and wife, Irene Allen, of record in Book 5016, page 525, said Register's Office.**

**Louis Joseph Bernard having since died on December 23, 2016, thereby leaving Lois J. Bernard as surviving tenant by the entirety.**

(Probate Division), and recorded in Instrument No. 20241120-0090495, in the Register's Office for Davidson County, Tennessee. The property was devised to Amber Lester, Trustee of the David Lester Supplemental Needs Trust, as to a 50% interest, and Amber Lester, individually, as to a 50% interest.

The David Lester Supplemental Needs Trust having been subsequently dissolved by an Agreed Order to Dissolve Supplemental Needs Trust, as filed in Doc. NO. 24P533, Seventh Circuit Court for the Twentieth Judicial District Metropolitan Nashville, Davidson County, Tennessee. * (see below)

Rear Portion of Parcel Number 06902008200

Land in the First Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a Part of Parcel 71 on Tax Map 58-14, and being more particularly described as follows:

Beginning at an existing iron pin at the common rear corner of Lots 221 and 222, Enchanted Hills, Section II, as of record in Book 4460, page 184, Register's Office for Davidson County, Tennessee, thence,

1. With the common line of Lots 221 and 222 extended, S82 degrees, 36' 47"E, 60.69 feet to an iron pin set in the center of Parcel 71; thence,

2. With the center of Parcel 71 with a curve to the left (radius 5,729.6 feet) southeastwardly a distance of 107.34 feet to an iron pin set and having a chord bearing and distance of S2 degrees 16' 01"E, 107.34' feet; thence,

3. S53 degrees, 13' 20"W, 72.18 feet to an existing concrete monument in the easterly line of Lot No. 221; thence,

4. With the easterly line of Lot 221 with a curve to the right (radius 5,789.6 feet) northwestwardly a distance of 158.42 feet to the point of beginning and having a chord bearing and distance of N2 degrees 23' 35"W, 159.414 feet and containing 7,968 square feet.

Being the same property conveyed to Louis J. Bernard and wife, Lois J. Bernard by Warranty Deed dated June 27, 1996, from Enchanted Hills, Inc., of record in Book 10104, page 956, said Register's Office.

Louis Joseph Bernard having since died on December 23, 2016, thereby leaving Lois J. Bernard as surviving tenant by the entirety.

The said Lois J. Bernard having since died testate on January 31, 2024. Pursuant to the Last Will and Testament of Lois J. Bernard, dated March 11, 2023, Case No. 24P533, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), and recorded in Instrument No. 20241120-0090495, in the Register's Office for Davidson County, Tennessee. The property was devised to Amber Lester, Trustee of the David Lester Supplemental Needs Trust, as to a 50% interest, and Amber Lester, individually, as to a 50% interest.

The David Lester Supplemental Needs Trust having been subsequently dissolved by an Agreed Order to Dissolve Supplemental Needs Trust, as filed in Doc. NO. 24P533, Seventh Circuit Court for the Twentieth Judicial District Metropolitan Nashville, Davidson County, Tennessee.

*And further conveyed to David Lester by Quitclaim Deed dated March 28, 2025, from Amber Lester, as Trustee of the David Lester Supplemental Needs Trust, of record in Instrument No. 20250401-0024502, said Register's Office.

THE conveyance of the above-described parcel of land is subject to the following:

1. The Plan of record in Plat Book 4460, page 184, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2. Restrictive Covenants contained in instrument of record in Book 4708, page 590, said Register's Office.

This is improved property known as **156 Queens Lane, Nashville, TN 37218**

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 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(s) this **28th** day of **March, 2025.**

Amber Lester by MB, her Attorney in Fact

**Amber Lester by Mike Boyd, her Attorney in Fact**

David Lester

**David Lester**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

**Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Mike Boyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for Amber Lester, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Amber Lester, for the purpose therein contained, by signing the name of Amber Lester, by himself as Attorney-In-Fact.**

**Witness my hand and official seal at Nashville, Tennessee, this 28th day of March, 2025.**

JB

**Notary Public**

**My Commission Expires:** OCTOBER 4, 2027

JEFFREY S BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

**Personally appeared before me, a Notary Public of said County and State, David Lester, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.**

**Witness my hand and official seal at Nashville, Tennessee, this 28th day of March, 2025.**

MB

**Notary Public**

**My Commission Expires:** 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON