This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson Davidson County
Batch# 1284040 DEEDWARR
06/13/2025 08:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250613-0045862

New Owner:	**Send Tax Bill:**	**Map/Parcel**
NATHANIEL LEMPERT, Trustee KRISTEN LEMPERT, Trustee LEMPERT REVOCABLE LIVING TRUST dated March 13, 2025 1007 Draughon Avenue Nashville, TN 37204	SAME	118090P00100CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi)].

AFFIANT

Sworn to and subscribed before me this May 10, 2025.

Notary Public

My Commission Expires:

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 28, 2029

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, NATHANIEL LEMPERT, who is one and the same as NATE LEMPERT, and KRISTEN THOMAS, who is one and the same as KRISTEN LEMPERT, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to NATHANIEL LEMPERT and KRISTEN LEMPERT, Trustees of the LEMPERT REVOCABLE LIVING TRUST, dated March 13, 2025, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 May 10, 2025.

By: _____
NATHANIEL LEMPERT

_____
KRISTEN THOMAS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NATHANIEL LEMPERT and KRISTEN THOMAS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this May 10, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 1/22/2029



Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Unit A of Homes at 1007 & 1009 Draughon, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1007 & 1009 Draughon, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180222-0016988, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1007 & 1009 Draughon, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20180222-0016988, and Bylaws appended thereto as Exhibit "C". said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to NATHANIEL LEMPERT and KRISTEN THOMAS, husband and wife, by Warranty Deed of record from MARK A. TURBERFIELD and JENNIFER A. TURBERFIELD, husband and wife, in Instrument No. 20210525-0070688, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 1007 Draughon Avenue, Nashville, TN 37204.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 May 10, 2025 (date of document).

Signature

5/10/2025
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 10th day of May 2025.

Notary Public
My Commission expires: 1/22/2029

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2029