This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1298333 DEEDWARR
07/17/2025 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20250717-0056345

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $150,000.00

Kimberly Reard
Affiant Signature

Subscribed and sworn to before me on this the 16TH Day of July, 2025

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Sheila Faye Lehrke and Heather Ellen Lehrke
3632 Burwick Place
Antioch TN 37012

SEND TAX BILLS TO:
Sheila Faye Lehrke and Heather Ellen Lehrke
3632 Burwick Place
Antioch TN 37012

MAP AND PARCEL NUMBER: 151010A08600CO

WARRANTY DEED
25NT00746

Effective the 16TH Day of July, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Marcus Jay Moore

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Sheila Faye Lehrke and Heather Ellen Lehrke, tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 86 on the Plan of Chatham Pointe, a Planned Unit Development, of record in Plat Book 6900, Pages 444-447, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dean Robinson, Trustee from Jay V. Moore and further conveyed to Jay V. Moore, a life estate with a remainder interest in Marcus Jay Moore from Dean Robinson, Trustee, by Quitclaim Deed dated 05/11/2012 and recorded 05/16/2012 in Instrument No. 20120516-0042150, Register's Office of said County. Jay V. Moore died 2/8/2025, thus terminating his life estate

Being the same property conveyed to Jay V. Moore, unmarried by Warranty Deed from Candido Perez and wife, Luz Maria Perez, dated July 23, 2010 and recorded July 28, 2010, in Instrument No. 20100728-0059031, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 3632 Burwick Pl, Antioch, TN 37013-2549

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 16th day of July, 2025

Marcus Jay.Moore

State of Tennessee
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Marcus Jay Moore,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of July, 2025.

Notary Public

My Commission expires: 12 / 27 / 2027.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 7/16/25 (date of document).

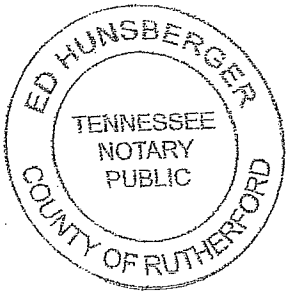
Affiant Signature

7/16/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 of July, 25.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26