THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE 38848 COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P25-17202-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 440,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF Sept, 2025 Notary Public MY COMMISSION EXPIRES: 7/2/29 (AFFIX SEAL)
Karen Johnson Davidson County Batch# 1322914 DEEDWARR 09/16/2025 02:30:30 PM 3 pgs Fees: $18.00 Taxes: $1,628.00 20250916-0073934	

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee Living Trust	Peter & Katherine Lee	
411 Ashlawn Ct	8250 Dalewood Ct.	131-06-0G-411.00-CO
Nashville, TN 37215	Brentwood TN 37027	
(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, WE, **Monty G. Thomas, a single man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter Seung Lee and Katherine Elizabeth Lee, as Trustees of the Lee Living Trust under agreement dated July 22, 2022**

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:

Land in Davidson County, Tennessee, being Unit 411, of Burton Hills, Village of Ashlawn, A Condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7076, page 696, Register's Office for Davidson County, Tennessee, In Exhibit C of Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Ashlawn, a Condominium, as set forth in Exhibit B of said Master Deed for a more complete Identification and description of such Unit.

Being the same property conveyed to Monty G. Thomas, a single man by Warranty Deed from Jody M. Roberts, married of record in Instrument No. 20180801-0074912 Register's Office for Davidson County, Tennessee, dated July 31, 2018 and recorded on August 01, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **411 Ashlawn Ct, Nashville, TN 37215**

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 our hands this the 16 day of September, 2025.

Monty G. 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 **Monty G. Thomas,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16 day of September, 2025.

My Commission expires: 7/3/28

Notary Public

Tennessee Certification of Electronic Document

I, George Mudter, 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 9/16/25 (date of document).

Affiant Signature

9/16/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

