Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250851932

Karen Johnson
Batch # 1323956
09/18/2025 10:21:18 AM
Fees: $13.00 Taxes: $3,699.63
20250918-0074543
Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $999,900.00.

Affiant

Subscribed and sworn to before me, this 16th day of September, 2025.

Notary Public
My Commission Expires:

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rachel A. Lefevre 1219 N 2nd St Nashville TN 37207	New Owner	Tax Parcel ID No. 071 15 0 337.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew Lee Dolson and Meredith Anne Mazie, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rachel A. Lefevre, Trustee of the Rachel A. Lefevre Separate Property Family Trust dated March 4, 2015, and any amendments thereto.**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of THE BENEDICT LAND CO'S SUBDIVISION OF THE LINDSLEY TRACT, of record in Plat Book 332, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew Lee Dolson and Meredith Anne Mazie, Husband and Wife, by Warranty Deed from Sandra S. Ward and David S. Ward, Wife and Husband, of record in Instrument No. 20211027-0144513, in the Register's Office of Davidson County, Tennessee, dated October 22, 2021, and recorded on October 27, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as 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 appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE BENEDICT LAND CO'S SUBDIVISION OF THE LINDSLEY TRACT, as recorded in Plat Book 332, Page(s) 40.

Covenants, Conditions and Restrictions as set forth in Deed of Restrictions recorded in Book 455, Page 427 and Book 2485, Page 371.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants for Detached Structure recorded in Instrument No. 20151009-0103337.

This is improved property located at 1219 N 2nd St Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of September, 2025.

Matthew Lee Dolson

Meredith Anne Mazie

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Lee Dolson and Meredith Anne Mazie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026