Karen Johnson Davidson County
Batch # 1326226 DEEDWARR
09/24/2025 10 09 30 AM 2 pgs
Fees $13 00 Taxes $852 85
20250924-0076146

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$230,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF September, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES
(AFFIX SEAL) February 21, 2027

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILL TO	MAP & PARCEL
Jerry Pentecost 902 Saunders Ave Madison, Tennessee 37115	SAME AS OWNER	MAP 042 GROUP 12 0 PARCEL 035.00

For and in 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,

Les Lazarus, married

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

Jerry Pentecost

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 Lot No. 29 and the northerly part of Lot No. 26, on the Plan of W.W. Gray Subdivision, of record in Book 974, Page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 and part of Lot No. 26 front 100 feet on the southerly margin of Pima Road, formerly Walnut Avenue, and extends back between parallel lines 150 feet, to a line in the rear on which it measures 100 feet.

Being the same property conveyed to Larry Cox by Trustee's Quitclaim Deed from David G. Rogers, as Trustee for Sharon Marie Hayes, dated March 5, 2025 and filed of record March 6, 2025 as Instrument No. 20250306-0016900 and corrected to Grantee Les Lazarus as Instrument No. 20250605-0044440, Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 206-2-301-307, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following

1) 2025 taxes and subsequent years
2) Any and all restrictions, conditions, and easements of record

This is improved property known as **509 Pima Road, Madison, Tennessee 37115.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

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 my hand and official seal at office this 22nd day of September 2025.

Les Lazarus

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Les Lazarus, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 22nd day of September, 2025.

NOTARY PUBLIC

My Commission Expires February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027