Karen Johnson Davidson County
Batch# 1330516 DEEDWARR
10/06/2025 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20251006-0079523

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 day of October, 2025.

Notary Public
MY COMMISSION EXPIRES: 7/2/29
File No. G25-24126

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07-02-2029
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jennifer Lynn Lorenz and Zachary Gifford Lorenz (NAME)	(NAME)	072-03-0-360
1202 Shelton Avenue (STREET ADDRESS)	SAME AS NEW OWNER (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Rucele Leo Consigny, an unmarried man, and Juliette Consigny, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zachary Gifford Lorenz and Jennifer Lynn Lorenz, husband and wife**, 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 the easterly 63.3 feet of Lot No. 60 and the westerly 25 feet of Lot No. 61 on the plan of Inglewood Place as of record in Book 332, Page 102, said Register's Office.

Said part of Lots Nos. 60 and 61 front together 88.3 feet on the southerly side of Shelton Avenue, and extends back between parallel lines 189.75 feet to the rear line.

Being the same property conveyed to Rucele Leo Consigny, unmarried and Juliette Consigny, married, as joint tenants with right of survivorship by Quitclaim Deed dated May 29, 2018 from Rucele Leo Consigny, recorded June 1, 2018, in Instrument Number 20180601-0052078, in the Register's Office of Davidson County, Tennessee.

Rucele Leo Consigny and Rucele Consigny being one the same person.
This is not nor ever been the marital residence of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

The signature of Rucele Consigny is signed by his/her duly appointed Attorney-in-fact Juliette Consigny, pursuant to the Power of Attorney recorded in Bo202510060079522 Register's Office.

This is improved property, known as 1202 Shelton Ave., Nashville, TN 37216.

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. 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 my/our hand(s) this ___ day of October, 2025.

Rucele Consigny by Juliette Consigny, his Attorney-in-Fact

Rucele Consigny by Juliette Consigny, his Attorney-In-Fact

Juliette Consigny

STATE OF NY
COUNTY OF Delaware }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Juliette Consigny attorney-in-fact for Rucelle Consigny, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of October, 2025.

Kirsten Bellen
Notary Public

My Commission Expires: 9/14/27

Kirsten Bellen
 # 01BE0013551
Notary Public - New York
Schoharie County
My. Comm. Expires Sept. 14, 2027

STATE OF NY
COUNTY OF Delaware

On this 2nd day of October, 2025, before me personally appeared Juliette Consigny, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of October, 2025.

Kirsten Bellen
 # 01BE0013551
Notary Public - New York
Schoharie County
My. Comm. Expires Sept. 14, 2027

Kirsten Bellen
Notary Signature
My commission expires:
9/14/27

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, A. Scott Hubbard, 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

10/2/2025.

Date

A. Scott Hubbard

Affiant Signature

October 6, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3rd day of October, 2025

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)



M&H File #: **25-439**