Karen Johnson Davidson County
Batch# 1331732 DEEDWARR
10/08/2025 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20251008-0080359

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00

Affiant

Subscribed and sworn to before me, this 7TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-20-28

(AFFIX SEAL)

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen Davidson Lentz and Millie Elizabeth Lentz, husband and wife	Citibank NA (NAME)	
4725 Potomac Lane (ADDRESS)	1000 Technology Dr. (ADDRESS)	171-03-0A-102.00-CO
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	OFallon MO 63368 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jack Thomas Greenhalgh, a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Allen Davidson Lentz and Millie Elizabeth Lentz, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 207 on the Plan of Section Four, Fredericksburg of record in Plat Book 7900, Page 749, 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 Jack Thomas Greenhalgh, unmarried by Warranty Deed from David T. Walker and Kelli M. Walker, husband and wife of record in Instrument No. 20200921-0107697 Register's Office for Davidson County, Tennessee, dated September 17, 2020 and recorded on September 21, 2020.

Jack Thomas Greenhalgh has since been married. Kelly G. Bolton, wife of Jack Thomas Greenhalgh joining in this transaction for the purpose of conveying any interest she may have in said property marital or otherwise. Jack Thomas Greenhalgh is the same person as Jack Greenhalgh.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4725 Potomac Lane, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 7th day of October, 2025.

WARRANTY DEED
(Continued)

Jack Thomas Greenhalgh

Kelly G. Bolton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jack Thomas Greenhalgh and Kelly G. Bolton, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of October, 2025.

Notary Public

My Commission Expires: 7/6/2026

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 10/7/25. (date of document).

Affiant Signature

10-8-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY