Karen Johnson Davidson County
Batch# 1345728 DEEDWARR
11/13/2025 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20251113-0090512

WARRANTY DEED

(SEAL)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, ~~FOR~~ THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November, 2025.

Notary Public
MY COMMISSION EXPIRES: 01/30/2029

File #25-TC-2707-O

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Frank Jordan, V. and Thalia Irwin	New Owner	
(NAME)	(NAME)	**081 06 0 180.00**
2707 Buchanan Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JANTZEN TIMOTHY LEE AND KATHERINE HOPE LEE, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

THALIA IRWIN AND FRANK JORDAN V, WIFE AND HUSBAND,

hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 48 on the Plan of REVISED SECTION TWO, NORMAL HEIGHTS of record in Plat Book 2330, Page 54 revising Plat Book 2330, Page 53, 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 Jantzen Timothy Lee and Katherine Hope Lee, husband and wife, by Warranty Deed from Ryan Lee Stackhouse and Angela Michelle Stackhouse, Co-Trustees of the Ryan Lee Stackhouse Living Trust U/A/D June 19, 2014, of record in Instrument No. 20200929-0112241, in the Register's Office of Davidson County, Tennessee, dated September 25, 2020 and recorded on September 29, 2020.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED SECTION TWO, NORMAL HEIGHTS, as recorded in Plat Book 2330, Page(s) 54 revising Plat Book 2330, Page 53.
* Covenants, Conditions and Restrictions as set forth in Protective Covenants recorded in Book 2401, Page 395.
* Deed of Conveyance recorded in Book 2483, Page 213.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **JANTZEN TIMOTHY LEE**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number __20251130090510___, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **KATHERINE HOPE LEE**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number __20251130090511___, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **2707 Buchanan Street, Nashville, TN 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 10th day of November, 2025.

Jantzen Timothy Lee by _____, his attorney in Fact
Jantzen Timothy Lee by John Bishop, his Attorney-In-Fact

Katherine Hope Lee by _____, her attorney in Fact
Katherine Hope Lee by John Bishop, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **JANTZEN TIMOTHY LEE**, and who acknowledged he/she/they executed the same as the free act and deed of the said **JANTZEN TIMOTHY LEE**.

Witness my hand and official seal this **10th** day of **November**, **2025**.

Notary Signature
My Commission Expires: 7/3/29

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-3-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **KATHERINE HOPE LEE**, and who acknowledged he/she/they executed the same as the free act and deed of the said **KATHERINE HOPE LEE**.

Witness my hand and official seal this **10th** day of **November**, **2025**.

Notary Signature
My Commission Expires: 7/3/29

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-3-2029

Tennessee Certification of Electronic Document

I, Debra Paulsson, 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 11/10/25 (date of document).

D Paulsson
Affiant Signature

11/12/25
Date

State of Tennessee

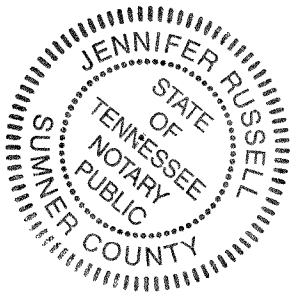
County of Sumner

Sworn to and subscribed before me this 12th day of November 2025.

Jennifer Russell
Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL



202511130090512