Karen Johnson Davidson County
Batch # 1374715 DEEDWARR
02/02/2026 01:30:55 PM 2 pgs
Fees: $13.00 Taxes: $5,032.00
20260202-0006989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$1,360,000.00~~

Affiant

Subscribed and sworn to before me, this the 29th day of January, 2026

Notary Public

My Commission Expires:
(AFFIX SEAL)

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
30 Burton Hills Boulevard, Suite 380
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Scott Lesh and Kristin Lesh	NEW OWNER	143-02-0A-064-00
589 Harpeth Trace Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Brigitte Anschütz, Trustee of Anschütz Living Trust dated November 1, 2023

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott Lesh and Kristin Lesh, 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 Lot No. 64 on the Subdivision Revision of Lots 63 & 64, Harpeth Trace Estates, Phase III, as shown on plat of record in Instrument No. 20190603-0052602, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Brigitte Anschütz, Trustee of the Anschütz Living Trust dated November 1, 2023, by Quitclaim Deed from Brigitte D. Anschuetz, an unmarried woman, dated 11/1/2023 and recorded 12/5/2023 in Instrument No. 20231205-0093647, in the Register's Office of Davidson County, Tennessee. Scrivener's Affidavit to correct legal description of record in Instrument No. 20260202-0006754, Register's Office for Davidson County, Tennessee.

The said Brigitte Anschütz is also known as Brigitte D. Anschuetz.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: The Plan, with Owner's Certificate, of record in Inst. No. 20190603-0052602, said Register's Office, to which Plan reference is made for a more complete description. Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 5120, page 918, corrected in Book 5182, page 767, Book 5178, page 138, Book 5182, page 769, Book 5380, page 357, Book 6274, page 148, Inst. No. 20200109-0003184, Inst. No. 20200804-0085695, Inst. No. 20220804-0088772, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant,

conditions or restrictions would violate 42 USC 3604c. Charter of Harpeth Trace Services Association of record in Book 5120, page 199, said Register's Office.

This is improved property known as 589 Harpeth Trace Drive, Nashville, TN 37221

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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 29th day of January, 2026

The Anschütz Living Trust dated November 1, 2023

By: _____, Trustee
Brigitte Anschütz, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of January, 2026, before me personally appeared Brigitte Anschütz, Trustee of The Anschütz Living Trust dated November 1, 2023, 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 as said Trustee.

Witness my hand, at office, this 29th day of January, 2026.

_____
Notary Signature
My commission expires:

JENNIFER HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-19-2028