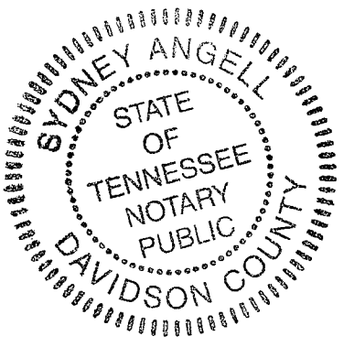
Karen Johnson Davidson County
Batch# 1422739 DEEDWARR
05/20/2026 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,172.90
20260520-0045408

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25494-DJ

STATE OF TENNESSEE
COUNTY OF Davidson



The actual consideration or value, whichever is greater, for this transfer is $317,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2026.

Notary Public
My Commission Expires: 3.20.28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jacob Amsler and Dawson Amsler 3720 Lausanne Dr. Nashville, TN 37211	Wells Fargo Bank 3201 North 4th Ave. Sioux Falls, SD 57104	161-15-0B-061-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Gregory A. Lee Trustee of the Lee Revocable Living Trust, dated June 6, 2022, as tenancy by the entirety**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jacob Amsler, and Dawson Amsler, husband and wife** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element townhome situated within Davidson County, Tennessee, and being known as Unit 224, together with the appurtenant common elements of RoseMonte, Phase 2, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for RoseMonte Townhomes, of record in Instrument No. 20051117-0138877; as amended and supplemented in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, as amended and supplemented. Reference is hereby made to the site plan of RoseMonte, Phase 2, attached as exhibit to said Master Deed, as amended and supplemented, for a more complete identification and placement of such Unit.

Being the same property conveyed to Gregory A. Lee and Becky L. Lee, Trustees, or their successors in interest, of the Lee Revocable Living Trust, dated June 6, 2022, as tenancy by the entirety by Quitclaim Deed from Gregory A. Lee and Becky L. Lee, husband and wife, dated June 6, 2022, recorded June 23, 2022, of record in Instrument No. 20220623-0071985, Register's Office for Davidson County, Tennessee.

202605200045408

This is improved property located at: **3720 Lausanne Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12TH day of May, 2026.

GRANTOR:

Lee Revocable Living Trust dated June 6, 2022

By: _____
Gregory A. Lee, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gregory A. Lee, Trustee the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee of Gregory A. Lee, Trustee of Lee Revocable Living Trust dated June 6, 2022, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12TH day of May, 2026.

_____
Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

202605200045408

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 5/12/26. (date of document).

Affiant Signature

5/19/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

