Karen Johnson Davidson County
Batch# 1451091 DEEDWARR
07/23/2026 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20260723-0066771

WARRANTY DEED

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

File No. BC-26-456

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Rappard and Martha Rappard	NEW OWNER	
(NAME)	(NAME)	
216 Highland Villa Cir		161-14-0B-216.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/WE, **BRUCE ALLEN VAN LENTEN AND MARCIA VAN LENTEN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES RAPPARD AND MARTHA RAPPARD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit 216, Highland Villa Condominiums, as established in Master Deed of record in Book 7278, Page 312, as amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8090, Page 537, Book 8131, Page 95, Book 8173, Page 84, Book 8199, Page 149, Book 8658, Page 595 and Book 8765, Page 610, Book 10871, Page 232 and Amended in Instrument No. 20220718-0081921, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bruce Van Lenten and Marcia Van Lenten, husband and wife by Warranty Deed from Gary Walker, individually and as Successor Trustee of the Jimmy D. Walker and Lynn E. Walker Joint Revocable Living Trust u/a/d 9-8-99 and Pamela Braswell of record in Instrument No. 20240903-0067234 Register's Office for Davidson County, Tennessee, dated August 29, 2024 and recorded on September 03, 2024.

This is property more commonly known as 216 Highland Villa Cir, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 our hand this 16th day of July, 2026.

Bruce Allen Van Lenten by attorney in fact

Bruce Allen Van Lenten by Matthew Lenox, his Attorney-In-Fact

Marcia Van Lenten by attorney in fact

Marcia Van Lenten by Matthew Lenox, 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, the within named **Matthew Lenox**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for **Bruce Van Lenten and Marcia Van Lenten,** and that this instrument was executed on behalf of the said **Bruce Van Lenten and Marcia Van Lenten** for the purposes therein contained pursuant to a Durable Specific Limited Power of Attorney being recorded simultaneously herewith at Instrument No. _202607230066770__, in Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 16th day of July, 2026.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

True Copy Certification

I, Melody R. Wilson, do hereby make oath that the 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 7-17-26 (date of document).

Affiant Signature

7-17-26
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 17 day of July, 2026.

Notary's Signature

My Commission Expires: 8/19/2028

