Karen Johnson Davidson County
Batch# 1481186 DEEDWARR
10/07/2026 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20261007-0092220

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Lynne Puckett and Christoph U. Lehmann 701 Millstone Lane Nashville, TN 37205	Lynne Puckett and Christoph U. Lehmann 701 Millstone Lane Nashville, TN 37205	049 10 0A 057.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Timothy Grey and Michelle Grey, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Anne Lynne Puckett, a married woman, and Christoph U. Lehmann, a married man**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 749 Preservation Way, Nashville, TN 37207, together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Final Plat of Parmley Cove, Phase III, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20160913-0096212, 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 Timothy Grey and Michelle Grey, husband and wife, by Warranty Deed from Melanie K. Johnson, unmarried, and Ryan A. Kelly, unmarried, dated January 21, 2020, and recorded January 23, 2020, of record in Instrument No. 20200123-0008115, in the Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 749 Preservation Way, Nashville, TN 37207.

This conveyance is subject to all restrictions, easements and planning documents of 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said

NotaryCam Doc ID: 02e029c0-38d1-420a-8f2c-f6adea5577fe 20261007092220

GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 2nd day of October, 2026.

Timothy Grey

Timothy Grey

Michelle Grey

Michelle Grey

STATE OF Michigan
COUNTY OF Wayne

On this 2nd day of October, 2026, before me Natalie Turner, appeared before me by electronic means, Timothy Grey and Michelle Grey, 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.

Witness my hand, at office, this 2nd day of October, 2026.

This notarial act involved the use of communication technology.

Natalie R Turner

Notary Signature
My commission expires: 12/9/2031

NATALIE R TURNER
Notary Public - State of Michigan
County of Wayne
My Commission Expires Dec 9, 2031

Completed via Remote Online Notarization using 2 way Audio/Video technology.

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $460,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 5 day of October, 2026

Notary Public
My commission expires: 9/3/29

Alexandra McDaniel
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

Alexandra McDaniel
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

Certificate of Authenticity

I, Alex McDaniel, 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 10/2/2026 (date of document).

Affiant Signature

Date: 10/5/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5 day of October, 2026.

Notary's Signature
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER