Karen Johnson Davidson County
Batch# 308731 DEEDWARR
10/31/2019 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20191031-0111745

RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # C-1151-4404

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is **$425,000.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of October, 2019.

Notary Public

My commission expires: February 20, 2023
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
**Gregory S. Perrone, PC, Attorney At Law**
**109 Westpark Drive, Suite 330, Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Richard Alexander Lewis** | New Owner | **146-16-0-177.00** |
| **5112 Pritchett Drive** | | |
| **Nashville, TN 37220** | | |

FOR AND IN 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,

**Tiffany Boyte n/k/a Tiffany Almes, a married woman**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

**Richard Alexander Lewis and Christian May Lewis, 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(s) 963, as shown on the map entitled Plan of Brentwood Hall, Section IX, of record in Plat Book 2331, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**

**Being the same property conveyed to TIFFANY BOYTE, A SINGLE WOMAN, by deed from RUTH LEVITT, A SINGLE WOMAN, of record in Instrument No. 20180717-0069491, dated July 16, 2018, said Register's Office.**

**The undersigned, Nathan Almes, spouse of Tiffany Boyte n/k/a Tiffany Almes, joins in the execution of this instrument for the purpose of conveying to the Grantees all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.**

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 is improved (__X__) Unimproved (____) property known as **5112 Pritchett Drive, Nashville, TN 37220**.

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 Grantors do covenant with said Grantees that Grantors are 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 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 my/our hand(s) this 25th day of October, 2019.

**Tiffany Boyte n/k/a Tiffany Almes**

**Nathan Almes**

**STATE OF TENNESSEE**
**COUNTY OF Williamson**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Tiffany Almes and Nathan Almes**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

~~Witness my~~ hand, at office, this **25th** day of **October, 2019.**

**Notary Public**

**My Commission Expires:** 10-3-20

GREGORY S. PERRONE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

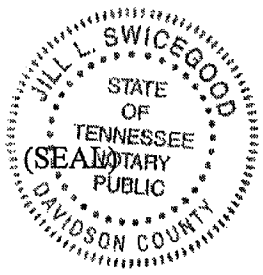
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900