WARRANTY DEED

Karen Johnson Davidson County
Batch# 324841 DEEDWARR
12/04/2019 02:17:17 PM 2 pgs
Fees: $13.00 Taxes: $536.50

20191204-0125151

G-LF-19-3525

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joyce M. Hollingsworth	**The Mortgage Firm, Inc.**	
(NAME)	(NAME)	**050-10-0-068.00**
3525 Chesapeake Drive	**921 Douglas Avenue, Ste. 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Altamonte Springs, FL 32714**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SEAN LEWIS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOYCE M. HOLLINGSWORTH, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 8-A on the Plan of Zone Lot Division Lots 8-11, 35-37, 54-62, Section Three Chesapeake Homes of record in Plat Book 5200, Page 770, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 8-A fronts 36.00 feet on the Northerly margin of Chesapeake Drive and extends back 137.95 feet on the Easterly line and 142.60 feet on the Westerly line to a dead line in the rear, measuring 43.76 feet thereon.

Being a portion of the same property conveyed to Sean Lewis, married by Warranty deed from Barbara J. Jones, unmarried of record in Instrument No. 20180905-0087982 Register's Office for Davidson County, Tennessee, dated August 30, 2018 and recorded on September 05, 2018.

The above referenced property has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 640, and Plat Book 5200, Page 770, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6285, Page 885, and Book 6349, Page 499, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 6031, Page 486 and Instrument No. 20030430-0057659, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3525 Chesapeake Drive, Nashville, Tennessee 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 26th DAY OF NOVEMBER, 2019.

Sean Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN LEWIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of November, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212