This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 436651 **DEEDWARR**
07/13/2020 01:52:43 PM 2 pgs
Fees: $13.00 Taxes: $1,117.40
20200713-0076382

State of Tennessee }
County of DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is: ~~$302~~,000

Affiant Signature

Subscribed and sworn to before me on this the 9 Day of July, 2020.

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission expires 1/3

NAME AND ADDRESS OF PROPERTY OWNER:
Neil A. Visel
233 FAIRWAY DR.
NASHVILLE, TN 37214

SEND TAX BILLS TO:
Mortgage Investors Group
8320 East Walker Springs Lane, Suite 200
Knoxville, TN 37923
MAP AND PARCEL NUMBER: 09507011700

WARRANTY DEED

20NT01736

Effective the 9 Day of July, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Pamela Lewis, widow, as surviving tenant by entirety

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Neil A. Visel, an unmarried man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 31 and all of Lot No. 32 on the Plan of Merry Oaks, as of record in Book 1835, pages 67 and 68, Register's Office for said County

Said part of Lot No. 31 is described as follows: Beginning on the southeasterly margin of Fairway Drive, the corner of Lots 31 and 32 thence with the line between said two lots southeasterly 325 feet; thence northeasterly 10 feet thence northwesterly 325 feet to the southeasterly margin of Fairway Drive; thence with the same southwesterly 10 feet to the beginning.

Said Lot No. 32 fronts 85 feet on the southeasterly side of Fairway Drive and extends back 378.7 feet on the northeasterly line and 257.1 feet on the southwesterly line to a dead line measuring 184.2 feet thereon.

Being the same property conveyed to Stephen K. Lewis and Pamela Lewis, by Warranty Deed from Fannie Mae aka Federal National Mortgage Association, dated 12/15/2010 and recorded 01/05/2011 as Instrument No. 20110105-0001454, Register's Office for Davidson County, Tennessee. Stephen K. Lewis died 02/25/2017, leaving Pamela Lewis as surviving tenant by entirety.
This is an improved property commonly known as 233 Fairway Dr, Nashville, TN 37214

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SB-MR-20 233

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 hands this the 9 day of July, 2020

Pamela Lewis

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Pamela Lewis** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 03-08-2021

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAV. COUNTY
My Commission Expires 03-08-2021