Karen Johnson Davidson County
Batch# 452507 DEEDWARR
08/07/2020 01:46:30 PM 4 pgs
Fees: $23.00 Taxes: $1,313.50
20200807-0088222

Name and Address of New Owner:
Matthew John Lewis
1717 Welcome Lane
Nashville, TN 3720616

Send Tax Bills To:
Matthew John Lewis
1717 Welcome Lane
Nashville, TN 3720616

This Instrument Prepared By:
Devan Spinelli
CLOSED LLC
1212 East Broward Boulevard
Suite 202
Fort Lauderdale, FL 33301

Map & Parcel No: 073-13-0-176

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Blake Worthington and Emma Worthington, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Matthew John Lewis, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Henderson Gardens, Section Two of record in Plat Book 2900, Page 101, 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 Blake E. Worthington, an unmarried man by Warranty deed from David B. Troupe, unmarried of record in Instrument No. 20150508-0042213 Register's Office for Davidson County, Tennessee, dated May 01, 2015 and recorded on May 08, 2015.

Being also known as 1717 Welcome Lane Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of July, 2020.

Blake Worthington (SEAL)
Blake Worthington

Emma Worthington (SEAL)
Emma Worthington

STATE OF Florida
COUNTY OF Citrus

The foregoing instrument was acknowledged before me by means of ( ) physical presence or (x) online notarization this 30th day of July, 2020, by Blake Worthington and Emma Worthington.

Signature of Notary Public Rochelle M Hartley
Print, Type/Stamp Name of Notary

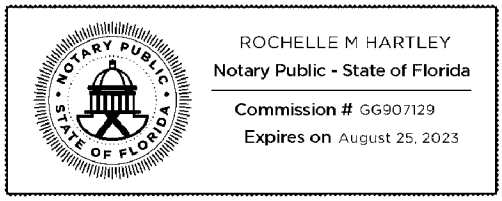
ROCHELLE M HARTLEY
Notary Public - State of Florida
Commission # GG907129
Expires on August 25, 2023

Personally Known:_____ OR Produced Identification: ✔
Type of Identification Produced: Notarized online using audio-video communication provided TN drivers license as identification

AFFIDAVIT OF VALUE

STATE OF Florida)
)
COUNTY OF Citrus)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $355,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.



Blake Worthington
(Affiant)

State of Florida County of Citrus
Sworn to and subscribed before me this 30th day of July, 2020.
by Blake Worthington who produced TN drivers license as identification.

Notarized online using audio-video communication

Notary Public Rochelle M Hartley
My commission expires: 08/25/2023
File No. 2020-516

True Copy Certification

I, John Gleaves, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY