Name and Address of New Owner:
Lorna Sackett
217 Lovell St.
Madison, TN 37115
Send Tax Bills To:
new owner

Karen Johnson Davidson County
Batch# 525917 DEEDWARR
12/08/2020 07:58:42 AM 2 pgs
Fees: $13.00 Taxes: $784.40
20201208-0141923

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 043-09-0-071.00

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, **Thomas Lewis**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lorna Sackett, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 17, Block A on the Plan of Overlook Estates of record in Plat Book 843, Page 105, 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. 17 fronts 50.0 feet on the Northerly margin of Lovell Street and runs back between parallel lines 135 feet to a dead end.

Being the same property conveyed to Jack W. Garrison and wife, Robin A. Garrison by Installment deed from Clifton J. Dukes and wife, Violet L. Dukes, of record in Book 9482, page 271, Register's Office for Davidson County, Tennessee, dated October 01, 1994 and recorded on October 03, 1994. (Value or consideration shown in aforementioned deed $35,000.00.)

Being the same property conveyed to Thomas Lewis by Substitute Trustee's deed from Clifford D. Pierce, Jr., Substitute Trustee of record in Instrument No. 20010521-0052517 Register's Office for Davidson County, Tennessee, dated April 20, 2001 and recorded on May 21, 2001. (Value of consideration shown in aforementioned deed $25,000.00.)

Being also known as 217 Lovell Street Madison, Tennessee 37115.

This is NOT the principal residence of the Grantor named herein

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-XR-20-217

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 2nd day of December, 2020.

_____(SEAL)
Thomas Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 2nd day of December, 2020.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY STEVEN PAUL DISSER

_____
Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $212,000.00, 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
2nd day of December, 2020.

_____
Notary Public
My commission expires:_____

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

File No. 2020-1235