WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-SB-TI-20-2914

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 565704 **DEEDWARR**
02/01/2021 03:15:24 PM 2 pgs
Fees: $13.00 Taxes: $629.00

20210201-0014470

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
LJS Properties LLC	**New Owner**	
(NAME)	(NAME)	**060-12-0-012.00**
202 Ivy Dr.		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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, **KIMBERLY D. LEWIS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LJS PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Being the south parts of Lots Nos 24 to 28, Inclusive: the southeast part of Lot No. 23, the north 10 feet of Lot No. 30 and all of Lot No. 29, of Block "A" on the Map of Highland Park, as of record in Book 974, Page 33, Register's Office for said County, and shown in an unregistered copy of a survey made by E R Southgate under date of May 22, 1946, and described as follows:

Beginning at a point in the westerly margin of Highland Drive 150 feet south of the southerly margin of Ben Allen Road, said point being 30 feet north of the common corner of Lots Nos 28 and 29; thence westerly, parallel to the north line of Lot No. 29 and 30 feet north of same, 150 feet to a point in Lot No. 23; thence southerly, approximately parallel to the line between Lots 23 and 24, 30 feet to the north line of Lot No. 29; thence westerly 21 feet to the corner of Lots 23, 29, 16 and 17; thence southerly, along the west line of Lots Nos. 29 and 30, 35 feet to a point which is 10 feet south of the line between Lots 29 and 20; thence easterly 171 feet to the westerly margin of Highland Drive; thence with the margin of same, northerly 65 feet to the beginning.

Being the same property conveyed to Kimberly D Lewis, an unmarried woman by Warranty deed from Malik B Brooks, unmarried of record in Instrument No. 20041124-0140896 Register's Office for Davidson County, Tennessee, dated November 18, 2004 and recorded on November 24, 2004.

This conveyance is subject to:
- Taxes for the year 2021, a lien, but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 33, 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: **2914 Highland 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 28th DAY OF JANUARY, 2021.

Kimberly D Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY D 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 28th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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