STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF ~~DAVIDSON~~ Luzerne

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Derek Andrew Crayton
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF January, 2021.

Maryann Palermo
NOTARY PUBLIC

My Commission Expires: 9/7/2024

Commonwealth of Pennsylvania - Notary Seal
Maryann Palermo, Notary Public
Luzerne County
My commission expires September 7, 2024
Commission number 1379794
Member, Pennsylvania Association of Notaries

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 424 Church Street, Suite 1750, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Christopher Cloar 906B Russell Street Nashville, TN 37206	Castle & Cooke Mortgage 13751 South Wadsworth Park Dr. Suite 101 Draper, UT 84020	082-16-0A-007.00 CO

Karen Johnson Davidson County
Batch# 567645 DEEDWARR
02/03/2021 03:22:55 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20210203-0015909

Warranty Deed

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, we

DEREK ANDREW CRAYTON, EXECUTOR OF THE ESTATE OF LLOYD ROBERT LEWIS

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

CHRISTOPHER CLOAR, A SINGLE 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 Unit 7-B, as shown on the map entitled Edgefield Townhomes, a Planned Unit Development, of record in Plat Book 6250, page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LLOYD R. LEWIS, UNMARRIED, by deed from THOMAS EARL BURGESS, UNMARRIED, of record in Book 8723, page 821, dated August 21, 1992, said Register's Office. The said Lloyd R. Lewis having since died testate on or about November 15, 2019. DEREK ANDREW CRAYTON, was appointed EXECUTOR OF THE ESTATE OF LLOYD ROBERT LEWIS with full power of sale of record in Seventh Circuit Probate of Davidson County, Tennessee, Docket No. 19P2128.

Return to:
[illegible] and Escrow, LLC
[illegible] 21st Avenue South
[illegible]ville, TN 37212
JNC-SB-2NR-19 906B

This improved property is known as 906 B Russell Street, Nashville, TN 37206.

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, except 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 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 29 day of JANUARY, 2021.

THE ESTATE OF LLOYD ROBERT LEWIS

By: Derek Andrew Crayton, Executor
Derek Andrew Crayton, Executor

State of ~~Tennessee~~ Pennsylvania
County of ~~Davidson~~ MP)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Derek Andrew Crayton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of the Estate of Lloyd Robert Lewis, the within named bargainor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate of Lloyd Robert Lewis as Executor.

Witness my hand and official seal at office, this 29 day of January, 2021.

Maryann Palermo
Notary Public

My commission expires: 9/7/2024

Commonwealth of Pennsylvania - Notary Seal
Maryann Palermo, Notary Public
Luzerne County
My commission expires September 7, 2024
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