Prepared By & Return To:
Tennessee Title Services, LLC
207 North Main Street
Dickson, TN 37055
D-21-3286

Karen Johnson Davidson County
Batch# 641282 DEEDWARR
05/20/2021 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20210520-0068799

STATE OF TENNESSEE
COUNTY OF Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Kaylan Gillett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of May, 2021

Notary Public

Commission Expires: _____

DANIELLE PILKINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES 04/25/25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Patrick D. Lewis 705 Belle Meade Boulevard Nashville, TN 37205	NEW OWNER	082-11-0-028.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Amanda L. Gipson, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patrick D. Lewis, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 56 on the Map of Bryans Addition to Edgefield, of record in Plat Book 21, Page 63, said Register's Office, with said property being futher described as follows:

Said Lot No. 56 fronts 50 feet on the Southerly margin of Treutland Street and extends back between parallel lines 165 feet to a line the rear measuring 50 feet thereon.

Being the same property conveyed to Amanda L. Gipson, an unmarried woman by Warranty Deed from Metropolitan Development and Housing Agency ("MDHA") and Ashcar/Craftbuilt Homes ("Ashcar"), a Tennessee general partnership consisting of Ashcar Development, LLC, and Craftbuilt Homes, Inc. of record in Instrument No. 20071015-

0122006 Register's Office for Davidson County, Tennessee, dated October 10, 2007 and recorded on October 15, 2007. (Value of consideration shown in aforementioned deed $129,900.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **222 Treutland Avenue, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so covenant with the 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, 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 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.

Dated this the 18 day of May, 2021.

Amanda L. Gipson

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Amanda L. Gipson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 18 day of May, 2021.

Notary Public

CHRISTINE D TRIGONOPLOS
Notary Public - State of Florida
Commission # GG 126427
My Comm. Expires Jul 20, 2021
Bonded through National Notary Assn.

My Commission Expires: July 20 2021

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021