WARRANTY DEED

Karen Johnson Davidson County
Batch# 687974 **DEEDWARR**
07/30/2021 02:40:28 PM 2 pgs
Fees: $13.00 Taxes: $629.00

20210730-0102983

LAUREN JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 10-17-2021

LR-AA-21-5825

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 JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.17.21

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
HHK Investments, LLC, A Tennessee Limited Liability Company	**New Owner**	
(NAME) **2927 Berry Hill Drive**	(NAME)	**172-08-0A-009.00-CO**
(ADDRESS) **Berry Hill, TN 37204**	(ADDRESS)	
(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, **ESTATE OF GINGER CAMILLE LEWIS AND BRANDI ALLISON LEWIS, TRUSTEE OF THE LEWIS FAMILY TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HHK INVESTMENTS, LLC, A TENNESSEE LIMITIED 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:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Section One of Hunters Branch of record in Plat Book 6250, Page 513, 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 Geoffrey Paul Odom and wife, Ginger Lewis Odom by Warranty deed from Daryl L. Dunn and wife, Stephanie A. Dunn of record in Book 10888, page 771, Register's Office for Davidson County, Tennessee, dated April 13, 1998 and recorded on April 16, 1998.

Being the same property conveyed to Ginger Camille Lewis by Quitclaim deed from Geoffrey Paul Odom of record in Instrument No. 20051219-0151483 Register's Office for Davidson County, Tennessee, dated November 28, 2005 and recorded on December 19, 2005.

The said Ginger Camille Lewis having since died testate on April 9th, 2021. Last Will and Testament having been filed Case No.: 21-P1038, Davidson County Probate Court, TN. The Last Will and Testament of Ginger Camille Lewis listsThe Lewis Family Trust as the devisee

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 513, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6601, Page 7, Register's Office for Davidson County, Tennessee.
- By-Laws of Hunters Branch of record in Book 6632, Page 429, in the Register's Office for Davidson County, Tennessee.
- Charter of Hunters Branch Homeowners Association of record in Book 6632, Page 424; as amended in Book 8923, Page 318, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Hunters Branch Homeowners Association of record in Book 6612, Page 885, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7893, Page 324; Book 7893, Page 403 and Book 7893, Page 407, in the 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: **5825 Labrador Ln, Antioch, Tennessee 37013**.

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 JULY, 2021.

Estate of Ginger Camille Lewis

BY: _____
Brandi Allison Lewis
Co-Executirx

BY: _____
Ethel Darlyne Lewis
Co-Executrix

Lewis Family Trust

BY: _____
Brandi Allison Lewis
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDI ALLISON LEWIS, CO-EXECUTIRX of the ESTATE OF GINGER CAMILLE LEWIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th of July, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ETHEL DARLYNE LEWIS, CO-EXECUTRIX of the ESTATE OF GINGER CAMILLE LEWIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official sea , this the 28th of July, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDI ALLISON LEWIS, TRUSTEE of LEWIS FAMILY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th of July, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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