Karen Johnson Davidson County
Batch# 745487 DEEDWARR
10/28/2021 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20211028-0144768

Name and Address of New Owner:
Stephen Garnell Lewis, Sr.
3315 Chesapeake Circle
Nashville, TN 37207

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 050-10-0-109.00

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, **Pius Imafidon**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Stephen Garnell Lewis, Sr., unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 59B on the plan of Zone Lot Division of Lots 8-11, 35-37, 54-62, Section 3, Chesapeake Homes, as shown on plat of record in Book 5200, page 770, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Pius Imafidon from Music City Holdings, LLC by Warranty Deed dated May 28, 2021 and recorded June 7, 2021 in Instrument #20210607-0076063, said Register's Office.

Being the same property conveyed to Music City Holdings, LLC, a Tennessee limited liability company, from Prem Kahlon and Darshan B. Kahlon by Warranty Deed dated May 28, 2021 and recorded June 2, 2021 in Instrument #20210602-0073763, said Register's Office.

Being the same property conveyed to Prem Kahlon and Darshan B. Kahlon from the Secretary of Housing and Urban Development by Deed dated October 19, 1994 and recorded October 24, 1994 in Book 9499, page 716, and re-recorded November 4, 1994 in Book 9511, page 892 to correct a grantee's name.

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

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 19th day of October, 2021.

_____ (SEAL)
Pius Imafidon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of October, 2021, before me personally appeared Pius Imafidon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of October, 2021.

_____
Notary Signature
My commission expires: 9/21/24

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

AFFIDAVIT OF VALUE

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 $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 19th day of October, 2021.

_____
Notary Signature
My commission expires:

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that his electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/19/21 (date of document).

Jennifer L. Pennell

10/19/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19 day of October, 2021.

Katherine Warren
Notary's Signature

My Commission Expires: 41322

Notary's Seal

