WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-14818-AP

WARRANTY DEED

Karen Johnson Davidson County
Batch# 763626 DEEDWARR
12/01/2021 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,039.70
20211201-0158398

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $281,000.00

Kirsta Vood
AFFIANT

SUBSCRIBED AND SWORN TO ME ON NOVEMBER 22nd, 2021.

Deborah L. Bissell
NOTARY PUBLIC

MY COMMISSION EXPIRES 3-4-2023

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4788

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lilyann Properties, LLC	New owner	162-13-0A-030.00
~~2016 Green Timbers Drive~~ PO Box 1027	PO Box 1027	
~~Nashville, TN 37013~~ Antioch TN 37211	Antioch TN 37211	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jared Reed and wife, Shemeka Reed

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lilyann Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE(S), 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 30 Greenwood Subdivision Phase Two as shown on Plat of record In Instrument no. 20020116-0006350, in the Register's office of Davidson County Tennessee to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jared Reed and wife, Shemeka Reed, remainder to the survivor of them, by deed dated June 29, 2009, and recorded July 9, 2009, from The Bank of New York as Trustee for the Certificateholders, CWALT, Inc., Alternative Loan Trust 2006-43CB, Mortgage Pass Through Certificates Series 2006-43CB, of record in Instrument Number 20090709-0064069, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2016 Green Timbers Drive, Nashville, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on November 22, 2021.

Jared Reed

Jared Reed

Shameka Reed

Shameka Reed

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Jared Reed and Shameka Reed, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this November 22, 2021.

Tabitha Hardin

Notary Public

My Commission Expires: 2/19/2024

Tabitha Hardin
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File #: 2021-4788

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 this electric document is a true and exact copy of the original document executed and authenticated according to law on 11/22/2021 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 11/22/2021

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 22 **day of** November, **2**021.

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.10.2024

  Notary's Seal (if on paper)

