This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 777357 DEEDWARR
12/21/2021 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20211221-0168513

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $225,000.00

Affiant Signature

Subscribed and sworn to before me on this the 9th day of December, 2021.

Notary Public
My Commission expires

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
B. Lew Investments, LLC
45 Vantage Way, Unit 4401
Nashville, TN 37228

SEND TAX BILLS TO:
B. Lew Investments, LLC
45 Vantage Way, Unit 4401
Nashville, TN 37228

MAP AND PARCEL NUMBER: Tax ID #: 135160B14500CO

WARRANTY DEED

21NT03271

Effective the 9th Day of December, 2021 and 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,

Jeffrey Holloway and Patricia Jones, husband and wife

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

B. Lew Investments, LLC

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 Lot No. 145 on the Plan of Woodridge at Nashboro Village, Nashboro Village Tract 11, a Planned Unit Development, as of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property as conveyed to Jeffrey Holloway, unmarried by Warranty Deed from Jacqueline West nka Jacqueline Spangler and husband, Todd Spangler dated 03/23/2007 recorded 03/27/2007 in Book NA, Page NA, as Document Number 20070327-0036508, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 694 Flintlock Ct, Nashville, TN 37217-3616

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, expect 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 all 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 the 9th day of December, 2021.

Jeffrey Holloway

Patricia Jones

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Jeffrey Holloway and Patricia Jones,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 9th day of December, 2021.

Notary Public
My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Tennessee Certification of Electronic Document

I, Kesha Herron 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 12-9-21 (date of document).

Kesha Herron
Affiant Signature

12-16-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16th of December, 2021.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Notary's Signature
My Commission Expires: Jan 16, 2024

202112210168513