Karen Johnson Davidson County
Batch# 815498 DEEDWARR
03/04/2022 10:47:47 AM 2 pgs
Fees: $13.00 Taxes: $5,716.50
20220304-0024931

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5-7-2024

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $1,545,000.00

Affiant

Subscribed and sworn to before me, this 1st day of March, 2022.

Notary Public
My Commission Expires: 5-7-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Confluence Investments TN LLC 618A Hamilton Ave Nashville, TN 37203	New Owner	Tax Parcel ID No. 117-04-0-243.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EUGENIA LEE LOCKWOOD,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CONFLUENCE INVESTMENTS TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Belmont Terrace of record in Plat Book 421, Page 101, 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 Alexander James Lockwood and wife, Eugenia Lee Lockwood by Warranty deed from Jennifer B. Piallat, unmarried of record in Instrument No. 20121023-0096827 Register's Office for Davidson County, Tennessee, dated October 19, 2012 and recorded on October 23, 2012. (Value of consideration shown in aforementioned deed $510,000.00.)

Being the same property conveyed to Eugenia Lee Lockwood by Quitclaim deed from Alexander James Lockwood of record in Instrument No. 20190605-0053790 Register's Office for Davidson County, Tennessee, dated May 31, 2019 and recorded on June 05, 2019. (Value of consideration shown in aforementioned deed $0.00.)

This is improved property commonly known as: **1704 Cedar Lane, Nashville, TN 37212**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of February, 2022.

EUGENIA LEE LOCKWOOD

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EUGENIA LEE LOCKWOOD** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of February 2022

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____