This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
615-822-8332 – phone
615-822-8172 - fax

Karen Johnson Davidson County
Batch# 832135 DEEDWARR
03/31/2022 09:18:01 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20220331-0037267

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARTHA LOVE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LILYANN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STETE OF TN, AND IS DESCRIBED AS FOLLOWS: LOT NO. 217 ON THE PLAN OF SOMERSET FARMS, SECTION TWO, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN BOOK 7900, PAGE 671, AND SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN BOOK 9353, PAGE 237, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO MARTHA LOVE, A MARRIED WOMAN BY QUITCLAIM DEED FROM MARTHA LOVE WHO ACQUIRED TITLE AS MARTHA JANELLE GAYLOR, MARRIED TO RHETT D. LOVE, DATED MAY 3, 2018, RECORDED MAY 9, 2018, OF RECORD IN INSTRUMENT #20180509-0044545, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SUBJECT PROPERTY WAS INVESTMENT PROPERTY NOT OCCUPIED BY THE GRANTOR OR ANY MEMBER OF HER IMMEDIATE FAMILY AS A PRIMARY RESIDENCE.

This is improved property, known as 112 RYAN COURT, NASHVILLE, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, 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.

Witness our hands this 25TH day of MARCH 2022.

MARTHA LOVE

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **MARTHA LOVE**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

DONE at offices in HENDERSONVILLE, TN, on this the 25TH day of MARCH 2022.

NOTARY PUBLIC
My commission expires: 4/20/24

Sondra Brown
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$290,000.00**

Affiant

Subscribed and sworn to before me, this the ~~25~~ 28TH day of MARCH 2022.

NOTARY PUBLIC
My commission expires: 5/2/22

Address New Owner(s) as follows:
LILYANN PROPERTIES, LLC
A TENNESSEE LIMITED LIABILITY COMPANY
PO BOX 1027
ANTIOCH, TN 37011

Send Tax Bills To:
Same as above

Map and Parcel Number(s): 141 070B03000CO