Karen Johnson Davidson County
Batch# 835644 DEEDWARR
04/06/2022 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,224.70
20220406-0039917

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

R LA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
TBKID, LLC, a Tennessee Limited Liability Company	TBKID, LLC, a Tennessee Limited Liability Company	Parcel ID: 061 03 0 022.00
(NAME) 927 Lemont Drive	(NAME) 1955 Greenfield drive	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Reno, NV 89509	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lori Vantrease, a widow**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TBKID, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantees, 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(s) 69, as shown on the map entitled Section Two, Gra-Mar Acres, of record in Plat Book 2133, Page(s) 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eugene T. Vantrease and wife, Lori Vantrease, by Warranty Deed from Brian Martin and wife, Madison L. Martin, of record in Instrument No. 20060503-0050895, in the Register's Office of Davidson County, Tennessee, dated May 01, 2006 and recorded on May 03, 2006. The said Eugene T. Vantrease having since died on 2/6/2016, leaving Lori Vantrease as the surviving tenant by the entirety. The said Lori Vantrease warrants and certifies that she and Eugene T. Vantrease remained married to each other continuously, without interruption from the date of taking title to subject property until the date of death of Eugene T. Vantrease

unimproved ☐

This is improved ☒ property, known as 927 Lemont ~~Avenue~~ DRIVE Nashville, TN 37216 BOSS

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; and we do covenant with 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 is 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 our hands this 30TH day of MARCH, 2022

Lori Vantrease

Lori Vantrease

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Lori Vantrease, a widow, 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, this the 30th day of March, 2022.

Notary Public

My Commission Expires: 1-5-2026

(SEAL)

ERIC B HENRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Kenia Lowery, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 3/30/2022 (date of document).

Affiant Signature

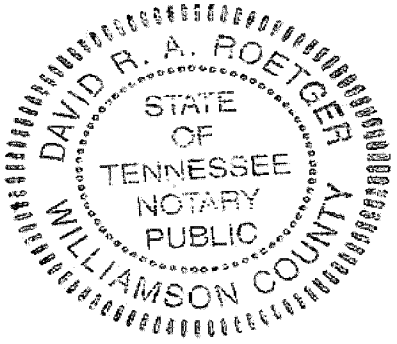
3/30/2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 30th day of March, 2022.



Notary Public

COMMISSION EXPIRES: 6-21-25