(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 839196 DEEDWARR
04/13/2022 01:31:48 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20220413-0043050

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nyoka K. Wallace	Old Hickory Credit Union	064-11-0A-063.00
(NAME)	(NAME)	
605 S. Club Ct.	410 Donelson Pike	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Martin C. Giner, Trustee of the Lewis Trust,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nyoka K. Wallace, a married woman,** 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 No. 63 on the plan of Caleb Chase, of record in Book 6250, pages 821 and 822, Register's Office for said County.

SAID Lot No. 63 fronts 54 feet on the southerly margin of South Club Court and extends back between parallel lines a distance of 118 feet to a dead line.

BEING the same property conveyed to Gordon Bryson Lewis, a married man, by Warranty Deed from Riverbirch Builders, Inc., dated may 11, 1988, of record in Book 7544, page 169, Register's Office for Davidson County, Tennessee. Gordon Bryson Lewis died intestate on December 5, 2006, leaving as his sole heir at law, his mother, Mildred Lewis (see Probate No. 06P-2000, Circuit Court for Davidson County, Tennessee, Probate Division). See also Affidavit of Heirship of record in Instrument No. 20071108-0131729, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Martin C. Giner Trustee by Quitclaim Deed from Mildred B. Lewis, dated October 19, 2007, of record in Instrument No. 20071108-0131730, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 605 S. Club Ct., Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 6250, page 821; restrictions of record in Book 6777, page 453; Book 6783, page 805; Book 7189, page 553; Instrument No 20100603-0043191; Charter of record in

Book 6927, page 370 and Book 8109, page 791; all of record in the Register's Office for Davidson County, Tennessee.

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 my hand this 11th day of April, 2022.

Martin C. Giner, Trustee of the Lewis Trust

and not otherwise

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Martin C. Giner, Trustee of the Lewis Trust, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of April, 2022.

Notary Public
My Commission Expires:

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

File No.: 36151