THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

ADDRESS NEW OWNER
Lucy J. Pera and Conner W. Pera
1136 B Cahal Ave.
Nashville, TN 37206

SEND TAX BILLS TO
New owners

MAP/PARCEL
072141Q002.00CO

Karen Johnson Davidson County
Batch# 849615 DEEDWARR
05/02/2022 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,504.90
20220502-0050690

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BENNETT LEWIS AND MARY KENSON LEWIS, HUSBAND AND WIFE** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **LUCY J. PERA AND CONNER W. PERA, WIFE AND HUSBAND** ("Grantees" herein), their successors and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for 1136 Cahal Avenue Residences, of record in Instrument No. 20190108-0001867, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BENNETT LEWIS AND MARY KENSON LEWIS, HUSBAND AND WIFE, by deed from SOUTHERN LEGACY HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200110-0003834, dated January 10, 2020, said Register's Office.

This is improved property known as: 1136 B Cahal Ave., Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2022 real property taxes and any easements, covenants and restrictions of record.

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

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 26th day of April, 2022.

BENNETT LEWIS

MARY KENSON LEWIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tricia Ball, a Notary Public of the State and County aforesaid, personally appeared **BENNETT LEWIS AND MARY KENSON LEWIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 26th day of April, 2022.

Notary Public

My Commission Expires: 5/5/25

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$677,000.00**

Sworn to and subscribed before me this 26th day of April, 2022.

Notary Public

My Commission Expires: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

I, Emily Prophet, 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 4.26.22 (date of document).

E Prophet

Affiant Signature

4.26.2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 26th day of April, 2022.

Richelle B. Montg

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

