WARRANTY DEED

Karen Johnson Davidson County
Batch# 871451 **DEEDWARR**
06/14/2022 02:16:38 PM 2 pgs
Fees: $13.00 Taxes: $573.50

20220614-0067790

LR-DYAD-22-325

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 4-11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Priest Lake Properties LLC	**Flash Raise Funding, LLC**	
(NAME)	(NAME)	**053-16-0-067.00**
1012 4th Ave South	**200 Bartlett**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**El Paso , TX 79912**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOYCE GARNER LEE, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PRIEST LAKE PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Tracts 10 and 11 of Life & Casualty Subdivision, according to an unrecorded plat, situated on the Southerly side of Old Hickory Boulevard, and more fully described as follows:

Beginning at a point in the center of Old Hadley Bend Road 768 feet, in a Southwesterly direction, as measured along the center line of Old Hadley Bend Road, from the intersection of the Westerly line of Pitts Avenue and the center line of Old Hadley Bend Road, thence North 28 degrees 34 minutes East a distance of 626.9 feet to a point in Nichols Southerly line, thence North 50 degrees 20 minutes West along Nichols Southerly line a distance of 100 feet, thence South 28 degrees 34 minutes West a distance of 654.9 feet to the center of Old Hadley Bend Road, thence South 66 degrees 22 minutes East along the center line of Old Hadley Bend Road a distance of 98.5 feet to the point of beginning, comprising an area of 1.444 acres, more or less.

Being the same property conveyed to Joyce Garner Lee by Quitclaim deed from Patsy Garner Jacobs and Joyce Garner Lee of record in Instrument No. 20090511-0042988 Register's Office for Davidson County, Tennessee, dated May 8, 2009 and recorded on May 11, 2009.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **325 Pitts Ave, Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 7th DAY OF JUNE, 2022.

Joyce Garner Lee by
Teresa Lee Williams, Attorney in Fact
Joyce Garner Lee
By:Teresa Lee Williams, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERESA LEE WILLIAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who has further acknowledged that she is the Attorney in Fact for JOYCE GARNER LEE, and is authorized by JOYCE GARNER LEE to execute this instrument on her behalf. Pursuant to Power of Attorney of Record in Instrument No.: 20220603-0064094, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 7th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212