Karen Johnson Davidson County
Batch# 873372 DEEDWARR
06/17/2022 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $736.30
20220617-0069384

Prepared By & Return To:
Tennessee Title Services LLC-Mt. Juli
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ-22-2463

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE. WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of June, 2022

Notary Public

Commission Expires: 3-1-26

KAYLA ANN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kevin Eric Venanzi 11508 Tanglebriar Trail Austin, TX 78750	FBC Mortgage, LLC 810 Dominican Dr., #105 Orlando, FL 32801	061-04-0-010.00

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, I/WE,

Lewis Sisters Partnership LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin Eric Venanzi, unmarried man

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 more particularly described as follows:

Being Lot No. 72, of Block "D", on the plan of Inglewood Heights Subdivision of the A. J. Coleman property, as of record in Book 1424, page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 72 fronts 60 feet on the Easterly side of Inglewood Court and runs back between parallel lines 168.3 feet to a dead line.

Being the same property conveyed to Holliday L. Baird and Jennifer L. Jernigan by Executrix Quitclaim deed from Holliday L. Baird, Executrix of the Estate of Frank T. Lewis, deceased of record in Instrument No. 20191031-0112091 Register's Office for Davidson County, Tennessee, dated October 25, 2019 and recorded on October 31, 2019.

Being further conveyed to Lewis Sisters Partnership LLC by Quitclaim deed from Holliday L. Baird and Jennifer L. Jernigan of record in Instrument No. 20191206-0126226 Register's Office for Davidson County, Tennessee, dated December 05, 2019 and recorded on December 06, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4914 Inglewood Court, Nashville, TN 37216

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 so 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.

Dated this the 10th day of June, 2022.

Lewis Sisters Partnership LLC, a Limited Liability Company

By: _____
Holliday L. Baird, Member

_____
Jennifer L. Jernigan, Member

STATE OF TENNESSEE COUNTY OF SUMNER

Before me, the undersigned notary public of the state and county mentioned, personally appeared Holliday L. Baird and Jennifer L. Jernigan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Lewis Sisters Partnership LLC, the within named bargainor, a Limited Liability Company, and that such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members

Witness my hand and seal, at office in Hendersonville, Tennessee this 10th day of June, 2022.

_____
Notary Signature
My commission expires:

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2026

Certificate of Authenticity

I, Joshua A. Terry, 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 6/10/22.

Affiant Signature

6/13/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/13/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON