Karen Johnson Davidson County
Batch# 890162 DEEDWARR
07/18/2022 11:37:56 AM 3 pgs
Fees: $18.00 Taxes: $177.60
20220718-0081964

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $48,000.00 William A. Pryor Affiant Subscribed and sworn to before me This 13th day of June 2022. SARAH E. JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Sarah E. Jones Notary Public My Commission Expires: 11/03/25

Address New Owners as:	Tax Bill To:	Map / Parcel
CLS Investment Properties, LLC PO Box 325 Madison, TN 37116	New Owner	043 16 0 123.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16360

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Lisa Brooks Brown d/b/a A. A. M. L Brown,** (hereinafter referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **CLS Investment Properties, LLC,** (hereinafter referred to as "Grantee"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Lot No. 111 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, Page 227, Register's Office of Davidson County, Tennessee, and being a part of the same land conveyed to Kingsway Greens of America, Inc., by deed of record in Book 4212, Pages 838 and 839 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to A. A. M. L. Brown by Default Judgment of record in Instrument No. 20211022-014257, said Registers Office of Davidson County, Tennessee.

This is unimproved property known as 1233 Bubbling Well Road, Madison, Tennessee 37115.

This is the same legal description from the last Instrument of record.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Taxes for 2022 and subsequent years, a lien not yet due and payable. Map & Parcel **043 16 0 123.00.**
2. Subject to all matters on plat of record in Book 4820, Page 68, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it.

And Grantor does further covenant and bind herself, her heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, and its successors and assigns, against all persons claiming by, through, or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 23rd day of June 2022.

GRANTOR:

Lisa Brooks Brown d/b/a A.A.M.L Brown by Aimee Brown as Attorney in fact

Lisa Brooks Brown d/b/a A. A. M. L Brown

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Aimee Lynn Brown, Attorney in Fact for Lisa Brooks Brown,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Attorney in Fact for Lisa Brooks Brown**, and as such **Attorney in Fact** acknowledged the she is authorized to execute the foregoing instrument on behalf of **Lisa Brooks Brown,** the within named bargainor, and that she as such **Attorney in Fact,** executed the foregoing instrument for the purpose therein contained, by signing the name **Aimee Lynn Brown as Attorney in Fact.** .

Witness my hand and official seal at Nashville, Tennessee, this 23 **day of June 2022.**

My Commission Expires: 11/03/25

Sarah E. Jones
Notary Public