BOX 10-A

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 905416 DEEDWARR
08/19/2022 08:46:19 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20220819-0093855

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shannon Elizabeth Otto, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Allison B. Lewis and Richard Ragnvald Lewis, III, wife and husband** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Second Civil District of Davidson County, Tennessee, being Lot No. 49 on the Plan of Curreywood Acres, Section I as of record in Book 2133, pages 109 and 110, Register's Office for Davidson County, Tennessee. Said Lot No. 49 fronts 168 feet on the Northerly margin of Vinson Drive and extends back Northwardly 325.9 feet on the Easterly side and 210.2 feet on the Westerly side to a dead line in the rear, measuring 166 feet.

Being the same property conveyed to Harold E. Carey and wife Betty B. Carey by Warranty Deed from L. C Anderson, Jr., unmarried, of record in Book 2442, Page 165, Register's Office for Davidson County, Tennessee, dated July 22, 1955 and recorded on July 23, 1955

Being the same property conveyed to Harold E. Carey by Warranty Deed from Betty B. Carey of record in Book 3435, Page 383, Register's Office for Davidson County, Tennessee, dated September 14, 1996.

Being the same property conveyed to J. J. Foley Trustee by Quitclaim Deed from Harold E. Carey and wife, Dorothy Neal Carey, of record in Book 4303, Page 176, Register's Office for Davidson County, Tennessee, dated January 14, 1969 and recorded on January 21, 1969 and within the same deed the said J.J Foley, Trustee, conveyed his interest in the subject property to Harold E. Carey and wife, Dorothy Neal Carey.

Said Harold E. Carey became deceased on September 14, 2000, vesting Dorothy Neal Carey as surviving tenant. Said Dorothy Neal Carey became deceased on December 10, 2013, leaving Last Will and Testament filed for Probate in Docket No. 21P470, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Shannon Elizabeth Otto is named Devisee of the Estate of Dorothy Neal Carey, deceased. Shannon Elizabeth Otto is married and Eric Otto joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 617 Vinson Drive, Nashville, TN 37217.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Allison B. Lewis	FirstBank	134-01-0-041.00
617 Vinson Drive	722 Columbia Avenue	
Nashville, TN 37217	Franklin, TN 37064	

WITNESS THE EXECUTION HEREOF this 18th day of August, 2022.

Shannon Elizabeth Otto
Shannon Elizabeth Otto

Eric Otto

State of Tennessee)
County of Davidson)

On this 18th day of August, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Shannon Elizabeth Otto and Eric Otto, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 380,000.00.**

Laura Friel
Affiant

Sworn and subscribed before me on this the 18th day of August, 2022.

Kathy Snider
Notary Public

My Commission Expires: _____

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
MY COMM. EXPIRES MARCH 3, 2026