WARRANTY DEED

Karen Johnson Davidson County
Batch# 917056 **DEEDWARR**
09/15/2022 11:10:46 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20220915-0103031

W-RR-22-525

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/2024

(AFFIX SEAL)

DONNA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Lloyd Thomas Smith	**Cross Country Mortgage LLC**	
(NAME)	(NAME)	**071-08-0-354.00**
525 Edwin St.	**6850 Miller Rd**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Brecksville, OH 44141**	
(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, **EASY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LLOYD THOMAS SMITH, A SINGLE MAN,** 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 being Lot No. 31 on the Map of Rawls' Tract not of record and described according to a copy of a survey made by Z.J. Wilkenson, Surveyor, October 18, 1947, as follows: Beginning at a point on the Northerly margin of Edwin Avenue, at the corner of Nos. 31 and 32; Thence with the line between said lots Northerly 184 feet to a point; thence Easterly 50 feet to a point, the corner of Lots Nos. 30 and 31; thence with the line between said lots Southerly 184 feet to the Northerly margin of Edwin Avenue; thence with the margin of same, Westerly 50 feet to the point of beginning.

Being a portion of the same property conveyed to Easy Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Stephen F. Meade, unmarried of record in Instrument No. 20220816-0092812 Register's Office for Davidson County, Tennessee, dated August 12, 2022 and recorded on August 16, 2022.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **525 Edwin St., Nashville, Tennessee 37207**.

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 12th DAY OF SEPTEMBER, 2022.

Easy Holdings, LLC

BY:_____
Robert Norris
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT NORRIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of EASY HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of September, 2022.

_____
Notary Public
My Commission Expires: 10-2-23
(SEAL)



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