Karen Johnson Davidson County
Batch# 922980 DEEDWARR
09/29/2022 09:33:17 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50

20220929-0107497

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-10449-2022

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22 day of Sept., 2022

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Erica Franklin and J. Wade Holmes 1304 Cheshire Dr Nashville, TN 37207	Navy Federal Credit Union 820 Follin Lane Vienna, VA 22180	041-07-0-057

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FORTY FIVE THOUSAND AND 00/100 Dollars ($445,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BLACK LION ENTERPRISES, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Joseph Holmes and Erica Franklin, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 464 on the Plan of Bellshire Estates, Section "B", as of record in Book 2331, pages 128 and 129, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Black Lion Enterprises LLC, a Tennessee limited liability company from Music City Holdings, LLC, a Texas limited liability company, by Warranty Deed dated 01/26/2022 and recorded 02/16/2022 in Instrument No. 20220216-0018173, Register's Office of said County.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company from Janie Marie Hughes, married, by Warranty Deed dated 01/26/2022 and recorded 02/07/2022 in Instrument No. 20220207-0013819, Register's Office of said County.

Being the same property conveyed to Janie Marie Hughes, an unmarried person by deed from Vickie Darlene Jones Myers, dated 02/28/2013 and recorded 03/01/2013, of record in Instrument No. 20130301-0020633, Register's Office for Davidson County, Tennessee.
Janie Marie Hughes is also known as Janice M. Hughes.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 1304 Cheshire Drive, Nashville, TN 37207

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 22nd day of September, 2022

GRANTOR(S)

Black Lion Enterprises, LLC, a Tennessee Limited Liability Company

Jeff Brown, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Jeff Brown as Member of Black Lion Enterprises, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained as said Member of Black Lion Enterprises, LLC, on behalf of Black Lion Enterprises, LLC.

WITNESS my hand and seal, this the 22 day of Sept, 2022.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

Katherine Warren
Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 3/22/26