Karen Johnson Davidson County
Batch# 928714 DEEDWARR
10/12/2022 12:55:30 PM 4 pgs
Fees: $23.00 Taxes: $703.00
20221012-0111933

WARRANTY DEED

THIS INDENTURE, made and entered into as of the **10th day of October, 2022**, by and between **David L. Fryer and wife, Teresa A. Fryer** party of the first part, and **Lilyann Properties LLC, a** Tennessee **limited liability company**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of Tennessee:

> Lot 306, Section 3, Cherokee Hills Subdivision, as shown on plat of record in Plat Book 3500, Page 79 in the Register's Office of Davidson County, Tennessee, to which pla reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to David L. Fryer and Teresa A. Fryer by deed of record in Book 8362 Page 64 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT

> 2022 **Davidson** County real estate taxes, which the party of the second part hereby assumes and agrees to pay; and Subdivision Restrictions, Building Lines and Easements of record in Plat Book 3500 Page 79; Restrictive Covenants of record in Book 3703 Page 311, in the aforesaid Register's Office;

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

David L. Fryer

Teresa A. Fryer

STATE OF Florida
COUNTY OF Flagler

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David L. Fryer and Teresa A. Fryer** 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 who acknowledged that he/she/they executed the same as his/her/their free act and deed.

WITNESS my hand and Notarial Seal at office this **October** 10 **, 2022.**

Notary Public

My commission expires: 12/15/2024

JUDY GERDES
Notary Public - State of Florida
Commission # HH072692
My Commission Expires Dec. 15, 2024

STATE OF TENNESSEE
COUNTY OF SHELBY

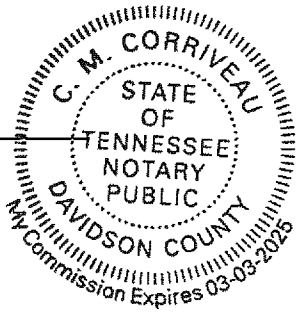
I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $190,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 11th day of October 2022.

Notary Public

My commission expires: 3/3/2025



Property address:
1509 Antioch Pike
Nashville, TN 37013

Property owner:
Lilyann Properties LLC
~~1509 Antioch Pike~~ PO Box 1027
~~Nashville, TN 37013~~ Antioch TN 37011

Tax ID number:
148030046

Mail tax bills to:
Lilyann Properties LLC
~~1509 Antioch Pike~~ PO Box 1027
Nashville, TN 37013
Antioch TN 37011

Prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
F6182387

After recording, return to:
Midtown Title

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10-10-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10-11-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th **day of** October **, 2** 022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM