Karen Johnson Davidson County
Batch# 935618 DEEDWARR
10/31/2022 11:09:13 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20221031-0117283

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT221000269

WARRANTY DEED

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 28th day of October, 2022

Notary Public

MY COMMISSION EXPIRES: 11-3-2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Invest Holdings, LLC **728 Crestmark Dr.** **Mount Juliet, TN 37122-8538**	**SAME**	**147-10-0-167.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Siobhan Lyons, Devisee of the Estate of Frances G. Cunningham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Invest Holdings, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 201 on the Plan of Candlestick Farms, Section Two, of record in Book 3500, Page 60, Register's Office for Davidson County, Tennessee.

SAID Lot No. 201 fronts 182.4 feet on the easterly side of Edmondson Pike and extends back 200.8 feet on the northeasterly line and 144.8 feet on the southerly line to a dead line in the rear on which it measures 62.1 feet.

BEING the same property conveyed to William T. Cunningham and wife, Frances G. Cunningham by Warranty Deed from Charles Douglas Carey and wife, Donna M. Carey, dated 4/21/1967 and recorded 4/24/1967 in Book 4123, Page 911, Register's Office for Davidson County, Tennessee. The said William T. Cunningham is reported to have died on June 26, 1988, leaving the property vested solely in Frances G. Cunningham. The said Frances G. Cunningham (a/k/a Frances Mae Cunningham and Frances Mae Grindstaff Cunningham) died testate on December 13, 2020. Pursuant to Will filed in Docket No. 21P-243 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), the estate was devised to Siobhan Lyons.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **5116 Edmondson Pike, Nashville, TN 37211**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 10/24/22 day of October, 2022.

The Estate of Frances G. Cunningham

BY: Siobhan Lyons
Siobhan Lyons, Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Siobhan Lyons, Devisee of the Estate of Frances G. Cunningham the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of October, 2022.

Commission Expires: 11-3-2025

Notary Public

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025