Karen Johnson Davidson County
Batch# 943099 DEEDWARR
11/21/2022 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20221121-0122877

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$278,000.00~~ $280,000.00

Kristi Veach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-6-2024
(AFFIX SEAL)

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lilyann ~~Properes~~, LLC Properties (NAME)	New owner (NAME)	Parcel ID: 087-13-085.00-000
PO Box 1027 (ADDRESS)	(ADDRESS)	
Antioch TN 37011 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **L and K Family Trust u/t/a dated November 21, 2017**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lilyann Properties, LLC**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of , described as follows, to-wit:

Being Lot No. 244 on the Plan of Section 4, Valley Grove of record in Plat Book 5800, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Derek Morgan, Trustee of the L and K Family Trust, By Warranty Deed from MKN Properties, LLC dated September 17, 2018 recorded September 18, 2018, of record as Instrument No. 20180918-0092345 and Scrivener's Affidavit recorded April 05, 2019, of record as Instrument No. 20190405-0030909 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1008 Central Valley.

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 18 day of Nov, 2022

L and K Family Trust u/t/a dated November 21, 2017

BY: _____ Trustee
Derek Morgan, Trustee

BY: _____
Charity Morgan, Trustee

STATE OF TENNESSEE
COUNTY OF DeKalb

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Derrick Morgan and Charity Morgan, Trustees of L and K Family Trust dated November 21, 2017 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves, as Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Trustee.

Witness my hand and official seal at office, this the 18th day of November, 2022.

_____
Notary Public
My Commission Expires: 11-28-22

JOSHUA TON SINGER
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

- **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 11/18/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 11/18/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 **day of** November **,** 2022**.**

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