Karen Johnson Davidson County Batch# 944390 DEEDWARR 11/23/2022 12:40:30 PM 3 pgs Fees: $18.00 Taxes: $888.00 20221123-0124082	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for ~~this transfer~~ is $240,000.00 Affiant Subscribed and sworn to before me, this 23 day of November, 2022. Notary Public My commission expires: 10/21/2024

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brandon Adams, Trustee of The 7241 Hwy 70 S Apt213 Trust	**New Owner**	**142070G21300CO**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

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 ACKNOWLEDGE, WE,

Florence A. Lewis, Trustee of the Florence A. Lewis Trust Agreement dated August 29, 2014

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

Brandon Adams , Trustee of The 7241 Hwy 70 S Apt213 Trust

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 Unit No. 213 of Belle Glen, Phase II Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" of record in Instrument No. 20001211-0121937, as amended in Instrument No. 20010123-0006937, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Florence A. Lewis, Trustee of the Florence A. Lewis Trust Agreement dated August 29, 2014, by Warranty Deed from Abigale L Pierce, an unmarried woman, dated November 15, 2016, of record in Instrument No. 20161121-0122451, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 7241 Hwy 70 S Apt 213, Nashville, TN 37221.

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 in 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.

Florence A Lewis Date: 11/22/22

Florence A. Lewis, Trustee of the
Florence A. Lewis Trust Agreement
dated August 29, 2014

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Florence A. Lewis** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Trustee of the Florence A. Lewis Trust Agreement dated August 29, 2014 and that she is authorized by the Florence A. Lewis Trust Agreement dated August 29, 2014 to execute this instrument on its behalf.

Witness my hand, at office, this 22nd day of November 2022.

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

NOTARY PUBLIC

My Commission Expires: 7/7/25

Certificate of Authenticity

I, Mark B. Leedom, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/22/22.

Date

Affiant Signature

11/22/22

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of November, 2022.

Notary's Signature
My Commission Expires: 10/2/2023

Notary's Seal (if on paper)

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023