Karen Johnson Davidson County
Batch# 945425 DEEDWARR
11/29/2022 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20221129-0125075

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-11624-2022

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL ~~CONSIDERATION OR~~ VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: _____

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 NUMBERS
Cassidy E. Asebroek 202 30th Street Old Hickory, Tennessee 37138	Same address as new owner	053-12-0-141

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED EIGHTY THOUSAND AND 00/100 Dollars ($380,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **BLACK LION ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **CASSIDY E. ASEBROEK, AN UNMARRIED WOMAN AND ASA M. DILLS, AN UNMARRIED MAN**, hereinafter called the Grantees, 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. 5 of Block 7, on the Plan of Dabbs & Elliot Subdivision No. 1, as of record in Book 547, page 97, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Black Lion Enterprises, LLC, a Tennessee Limited Liability Company from James A. Pierce, by Warranty Deed dated 09/24/2021 and recorded 10/15/2021 in Instrument No. 20211015-0138947, Register's Office of said County.

This conveyance is made subject to all matters as shown on plat of record in Book 547, page 97; to any and all restrictive covenants and/or easements 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 improved property known as: 202 30th Street, Old Hickory, TN 37138.

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

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that it has 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 itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 22nd day of November, 2022

GRANTOR(S)

BLACK LION ENTERPRISES, LLC,
a Tennessee limited liability company

BY: _____
Jeff Black, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 22nd day of November, 2022, before me, appeared Jeff Black, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of Black Lion Enterprises, LLC, a Tennessee limited liability company, and that said instrument was signed on behalf of said Black Lion Enterprises, LLC and said Jeff Black acknowledged said instrument to be the free act of deed of Black Lion Enterprises, LLC.

WITNESS my hand and seal, this the 22nd day of November, 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

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 of document).

Jennifer L. Pennell

11/29/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of November 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

