Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 963299 DEEDWARR
01/23/2023 09:41:49 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20230123-0004998

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of January, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires Oct. 27, 2025

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Lynch and Millie Lynch	Daniel Lynch and Millie Lynch	117140E00100CO
(NAME)	(NAME)	
Attn: Ath. Finn, 159 Crocker Park Blvd.	Attn: Ath. Finn, 159 Crocker Park Blvd.	
(ADDRESS)	(ADDRESS)	
Westlake, OH 44145	Westlake, OH 44145	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Joseph C. Davis, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Daniel Lynch and Millie Lynch , husband and wife,** 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 A, together with the appurtenant interest in the common elements of Cross Creek Road Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20180905-0087876, as amended by First Amendment of record in Instrument No. 20180912-0090640, Register's Office for Davidson County. Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to Joseph C. Davis, LLC, a Tennessee Limited Liability Company by deed dated December 6, 2019 from Willy J. CC, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191206-0126157, Register's Office for Davidson County, Tennessee. Joseph C. Davis and Tamara Davis being the sole members of Joseph C. Davis, LLC, a Tennessee Limited Liability Company. Joseph C. Davis having since died December 17, 2020 in Davidson County, Tennessee. Joseph C. Davis' interest in the LLC having passed to the beneficiaries under his Will.

The Last Will and Testament of Joseph Coughlin Davis having been probated in the Seventh Circuit Court of Davidson County, Tennessee, see Case No. 21P870. The sole beneficiaries under the Will are Tamara Stephens, Co-Trustee of the Joseph Couglin Davis 2020 Family Trust and Truist Bank, N.A., Co-Trustee of the Joseph Coughlin Davis 2020 Family Trust. Tamara Davis was named Special Trustee on behalf of Truist Bank for the Joseph Coughlan Davis 2020 Family Trust. Tamara Davis is also known as Tamara Stephens Davis.

unimproved ☐

This is improved ☑ property, known as 3908 Cross Creek Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 20th day of January, 2023.

Joseph C. Davis LLC, a Tennessee Limited Liability Company

By: _____ member
Tamara Davis, Member

Joseph C. Davis LLC, a Tennessee Limited Liability Company

By: _____ Co-Trustee
Tamara Davis as Co-Trustee of the Joseph Coughlin Davis 2020 Family Trust, Member

Joseph C. Davis LLC, a Tennessee Limited Liability Company

By: _____ Special Trustee
Tamara Davis as Special Trustee for Truist Bank, Co-Trustee of the Joseph Coughlin Davis 2020 Family Trust, Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Tamara Davis with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Member of the Joseph C. Davis, LLC, a Tennessee Limited Liability Company, and also acknowledged herself ad Co-Trustee of The Joseph Coughlin Davis 2020 Family Trust, Member and also acknowledged herself ad Co-Trustee and Joseph Coughlin Davis 2020 Family, Member and that she executed the foregoing instrument for purposes therein contained, by signing the name of the company in her above-stated capacity.

WITNESS my hand and seal this 20th day of January, 2023.

_____
Notary Public Justin D. Tatum
My Commission Expires: 9/7/2026

JUSTIN D. TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File No.: 23-Lynch