Name and Address of New Owner:
Aaron Johnson and Aubrey Bausum
420 East Bend Drive
Nashville, TN 37209

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Map & Parcel No: 91-13-4C-001.00

Karen Johnson Davidson County
Batch# 966190 DEEDWARR
02/01/2023 10:48:46 AM 2 pgs
Fees: $13.00 Taxes: $2,275.50
20230201-0007366

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lifestyle Home Builders, Inc., a Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Aaron Johnson and Aubrey Bausum, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A on the Plan of Horizontal Property Regime, Unit A & Unit B, Homes at 420 East Bend Drive, of record in Exhibit B of the Declaration of Covenants, Conditions, and Restrictions for 420 East Bend Lifestyle of record in Instrument #20200225-0021068, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Lifestyle Home Builders, Inc., from Michael W. Gilmore and Carol Ann Gilmore, husband and wife, by Warranty Deed dated January 10, 2020 and recorded January 14, 2020 in Instrument #20200114-0005042, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of January, 2023.

Lifestyle Home Builders, Inc., a Corporation

_____(SEAL)
By:
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Ramin Hanai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Lifestyle Home Builders, Inc., the within named bargainor, a Corporation, and that such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Member.

Witness my hand and seal this the 31st day of January, 2023.

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
Printed Name: ~~Ramin~~ Shannon ONeill
My commission expires: 11-4-2024

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $615,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31st day of January, 2023.

Notary Signature
My commission expires: 11/4/2024