Karen Johnson Davidson County
Batch# 988220 DEEDWARR
04/04/2023 03:02:30 PM 4 pgs
Fees: $23.00 Taxes: $930.55
20230404-0024573

Name and Address of New Owner:
Jeanalice M. Brickman and Joel N. Brickman
329 Lakebrink Drive
Nashville, TN 37214

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 096 16 0A 015.00

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, **Vision REI LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto be, **Jeanalice M. Brickman, married and Joel N. Brickman, unmarried, as JTROS,** "the Grantees," the following described real estate in Davidson County, Tennessee:

The following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 15, Phase One, Section One, Larchwood, Planned Unit Development, of record in Plat Book 6200, Page 51, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Vision REI, LLC, a Tennessee Limited Liability Company by Warranty Deed dated August 15, 2022 from Barbara A. Tinsley, an unmarried woman, recorded August 16, 2022 in Instrument No. 20220816-0092639 in the Register's Office.

Being the same property conveyed to Barbara A. Tinsley, unmarried, by Warranty Deed dated February 28, 2003 from The Estate of David K. Wachtel, Jr, recorded May 13, 2003 in Instrument No. 20030513-0064289 in the Register's Office.

This property more commony known as 329 Lakebrink Drive, Nashville, TN 37214

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

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 4 day of April, 2023.

Vision REI LLC, a Tennessee Limited Liability Company

By: _____(SEAL)
Ronny Varghese, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said state and county mentioned, personally appeared Ronny Varghese, 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 a Member of Vision REI LLC, a Tennessee Limited Liability Company, the within named bargainor, a Limited Liability Company, and that such Ronny Varghese as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member .

Witness my hand and seal, at office in 4 day of April, 2023.

_____
Notary Signature

My commission expires: _____

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $251,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

KEVIN J LILLEY

(Affiant)

Sworn to and subscribed before me this
4 day of April, 2023.

Notary Public
My commission expires:
File No. 2023-5880-SK

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Tennessee Certification of Electronic Document

I, Karla Utley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 4.4.2023 (date of document).

Utley

Affiant Signature

4.4.2023

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 4TH day of April, 2023.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6-21-25