AFTER RECORDING RETURN TO:
Carney Title
400 Overbeck Lane, STE 101
Nashville, TN 37204

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 082-16-0-412.00

Karen Johnson Davidson County
Batch# 989216 DEEDWARR
04/06/2023 12:48:30 PM 5 pgs
Fees: $28.00 Taxes: $4,815.62
20230406-0025226

WARRANTY DEED

THIS INDENTURE made and entered into on this **7th day of March 2023**, by and between **Robert Clayton Lilienstern, an unmarried man, who acquired title as a married man,** residing at 518 South 10th Street, Nashville, TN 37206, hereinafter referred to as Grantor(s) and **Rachel L. Braly, Trustee of The Rachel L. Braly Revocable Trust dated March 7, 2023**, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of **$1,301,518.00** cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 518 South 10th Street, Nashville, TN 37206

Being the same property conveyed to Robert Clayton Lilienstern, a married man, from Mindful Home Solutions, LLC, a Nevada Limited Liability Company, in a Warranty Deed dated 06/30/2021, and recorded 07/08/2021, under Instrument Number 20210708-0091792 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Robert Clayton Lilienstern

Robert Clayton Lilienstern

STATE OF Ohio
COUNTY OF Franklin

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Robert Clayton Lilienstern, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Columbus, OH, this 16th day of March, 2023.

Notary Public

My Commission expires: 3-11-2025

NOTARIAL SEAL
STATE OF OHIO

MICHELLE BENNETT
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
03-11-2025

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $1,301,528.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Robert Clayton Lilienstein

STATE OF OHIO
COUNTY OF Franklin

Sworn to before me this 7 day of March, 2023.

Notary Public
My Commission Expires: 3-11-2025

NOTARIAL SEAL
STATE OF OHIO
MICHELLE BENNETT
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
03-11-2025

Name and address for person(s) responsible for taxes:

SAME AS NEW OWNER

Name and address of property owner: Rachel L. Braly Revocable Trust
1404A Smithback Ave
Nashville, TN 37207

EXHIBIT A
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Shelby Hills of record in Plat Book 3600, Page 17, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 22 fronts 50 feet on the westerly side of South Tenth Street and runs back between lines 208.65 feet on the northerly side and 190.94 feet on the southerly side to an alley in the rear on which it measures 55.75 feet thereon.

Parcel ID Number: 082-16-0-412.00

Property Commonly Known As: 518 South 10th Street, Nashville, TN 37206

True Copy Certification

I, **Pam Autry,** 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 this the 28th day of March, 2023.

Affiant Signature
Date 03/28/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

