Karen Johnson Davidson County
Batch# 1000439 DEEDWARR
05/08/2023 09 24 13 AM 2 pgs
Fees $13.00 Taxes $536 50
20230508-0033856

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $145,000.00.

Affiant

Subscribed and sworn to before me on May 5, 2023.

My Commission Expires

NOTARY PUBLIC
My Commission Expires: January 17, 2027

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
File #2023-0148

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
LEHMANN VACATIONS LLC 6305 Saint Henry Drive Nashville, TN 37205	New Owner	142-06-0C-059 00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ERIC D. SETTLE AND BRITTAIN SETTLE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **LEHMANN VACATIONS LLC, a Florida limited liability company**, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 2-A, on the Plan of Section 6 Site Plan, Doral Country Villa, of record in Book 5200, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Doral Country Villas, a horizontal property regime established by Master Deed of record in Book 5011, page 395, as amended in Book 5048, page 715, Book 5119, page 749, Book 5157, page 252, Book 5194, page 134, made applicable in Book 5260, page 767, corrected in Book 5260, page 769, re-recorded in Book 5260, page 817, and further amended as Instrument No. 20070504-0053687, said Register's Office.

Being the same property conveyed to ERIC D. SETTLE AND WIFE, BRITTAIN SETTLE, by deed from PAUL DEWITT SETTLE, JR., A MARRIED MAN, AND MARSHALL MCKEEL SETTLE, A MARRIED MAN, AS THE SOLE HEIRS-AT-LAW OF SARA M. SETTLE A/K/A SARA MCKEEL SETTLE, of record as Instrument No. 20100203-0008460, dated February 2, 2010, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 793 Bellevue Road Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands on May 5, 2023.

Grantor:

Eric D. Settle

Brittain Settle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **ERIC D. SETTLE AND BRITTAIN SETTLE**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May, 2023.

Notary Public

My commission expires: My Commission Expires
January 17, 2027

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY