Karen Johnson Davidson County
Batch# 1011065 DEEDWARR
06/05/2023 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20230605-0042281

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $250,000.00.

Affiant

Subscribed and sworn before me this the 30th day of May, 2023.

Notary Public
My commission expires: 9.21.24

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Logan L. Smith	New Owner	PART OF 071-15-0
1320 B Lischey Avenue		245.00
Nashville, TN 37207		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TRINOVUS, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LOGAN L. SMITH AND LAUREN M. REYNOLDS, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plat of the Highland Land Company's Subdivision, of record in Book 421, page 14, Register's Office for said County.

Being the same property conveyed to Trinovus, LLC by Quitclaim Deed dated 05/23/2023, from Trinovus, LLC, of record in Instrument No. 20230523-0038853, said Register's Office.

Being a portion of the same property conveyed to Trinovus, LLC, by Warranty Deed dated 08/05/2022, from Willie Deen Danforth, of record in Instrument No. 20220809-0090674, Register's Office for said County.

Also being the same property conveyed to Willie Deen Danforth, by deed dated 10/02/1985, from Heirs-at-Law of Mamie Lee Malone, being one and the same as Mamie S. Malone, they being Frankie Malone Pearl, James Edward Malone and Bobby Gene Malone, of record in Book 6675, page 747, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 1320 B Lischey Avenue, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 30th day of May, 2023.

TriNovus, LLC

BY: _____
Vernon Thomas Keesee, Jr., Member

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Vernon Thomas Keesee Jr, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of the within named bargainor, a TN LLC, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the TN LLC by the said Vernon Thomas Keesee Jr as such member.

Witness my hand and official seal this 30 day of May, 2023

My Commission Expires: 9/21/26

_____
Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TriNovus, LLC

BY: _____
Reed Robertson, Member

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Reed Robertson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of the within named bargainor, a TN LLC, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the TN LLC by the said Reed Robertson as such member.

Witness my hand and official seal this 30 day of May, 2023

My Commission Expires: 9/21/26

_____
Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5-30-23.

Affiant Signature

6-5-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY