WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $199,900 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/30/2023

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/9/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 1025279 **DEEDWARR**
07/12/2023 11 11 52 AM 2 pgs
Fees $13 00 Taxes $739 63

20230712-0053337

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3730

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RR-SH-23-2313

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Black Lion Enterprises LLC, A Tennessee Limited Liability Company	New Owner	073-07-0-232 00
2313 Kimberly Drive	2 Morningside	
Nashville, TN 37214	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Timothy Greer Carr and Gregory Vaughn Carr

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Black Lion Enterprises LLC, A Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, 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 41B on the Plan of Zone Lot Division of Lots 22 thru 26, 38 and 39 (Sect 4) - 41, 42 and 43 (Sect 3), Cabin Hill of record in Plat Book 6250, Page 523, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Gena A Carr by Warranty Deed from T Greer Carr and Paige A Pouzar, husband and wife of record in Book 7773, page 375, Register's Office for Davidson County, Tennessee, dated February 14, 1989 and recorded on February 16, 1989 (Value or consideration shown in aforementioned deed $60,244 23)

Gena A Carr, having died intestate on March 06, 2022, her interest in said property vesting in her heirs at law Timothy Greer Carr and Gregory Vaughn Carr, as shown in probate of record in Case No 22P833, Seventh Circuit Court (Probate Division) for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE

This is property known as 2313 Kimberly Drive Nashville, TN 37214

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 on June 30, 2023

Timothy Greer Carr

Gregory Vaughn Carr

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Timothy Greer Carr and Gregory Vaughn Carr, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained

Witness my hand and official seal, this June 30, 2023

Notary Public

My Commission Expires 9/8/2025

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: 2023-3730

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027