Karen Johnson Davidson County
Batch# 1025677 DEEDWARR
07/13/2023 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20230713-0053532

Name and Address of New Owner:
Marion S. Clas
702 Flintlock Court
Nashville, TN 37217

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
NEW OWNER

Map & Parcel(s):
135 16 0B 149.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lewis Investment Holdings, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Marion S. Clas, an unmarried woman**, hereinafter called the GRANTEE, her heirs, successors 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 Unit No. 149 on the Plan of the Horizontal Property Regime Private Element Plat of Woodridge at Nashboro Village, Nashboro Village - Tract 11, of record in Plat at Instrument No. 20021120-0143949, 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 Lewis Investment Holdings, LLC, by Warranty Deed from Jason E. Wiggers and Tiffany S. Wiggers, f/k/a Tiffany A. Sherrill, husband and wife, as Tenants in Common, of record in Instrument No. 20170901-0090186, in the Register's Office of Davidson County, Tennessee, dated August 31, 2017 and recorded on September 01, 2017.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 702 Flintlock Court, Nashville, TN 37217

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, her heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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; and I do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs, 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 my hand this 5th day of July, 2023.

Lewis Investment Holdings, LLC, a Tennessee Limited Liability Company

By: _____, Member
Thomas E. Lewis, Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Kathryn A. Caldwell of the state and county mentioned, personally appeared Thomas E. Lewis, Member of Lewis Investment Holdings, LLC, 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 Member of Lewis Investment Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Thomas E. Lewis, Member of Lewis Investment Holdings, LLC 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 Williamson County this 5th day of July, 2023.

_____
Notary Signature

My commission expires: 2/21/2027

Kathryn A. Caldwell STATE OF TENNESSEE NOTARY PUBLIC County of Rutherford

AFFIDAVIT

Kathryn A. Caldwell STATE OF TENNESSEE NOTARY PUBLIC County of Rutherford

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $270,000.00.

Carmen Coats
Affiant Signature

Subscribed and sown to before me, this the 7th day of July, 2023.

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Brooke Hicks
Notary Public
My Commission Expires: 5/9/2026

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 July 12, 2023 (date of document).

Affiant Signature

July 12, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 12th day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023