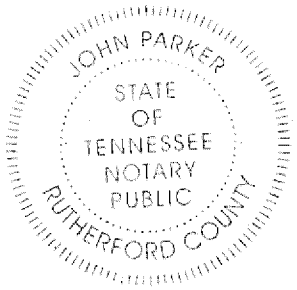
Karen Johnson Davidson County
Batch# 1035780 DEEDWARR
08/08/2023 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20230808-0061379

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2023

Notary Public

MY COMMISSION EXPIRES: 04-17-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lewis Investment Holdings, LLC	Lewis Investment Holdings, LLC	171-04-0-C-032.00 CO
(NAME)	(NAME)	
9301 Exton Lane	9301 Exton Lane	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Anne L. Maleady, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lewis Investment Holdings, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit 32 as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime With Private Elements, of record in Instrument No. 20050914-0110701 and re-recorded in Instrument No. 20051025-0128696, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Anne L. Maleady by Special Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership, dated November 29, 2006, of record in Instrument No. 20061201-0148467, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 902 Catlow Court, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters shown in Master Deed and Bylaws, The Plan and all exhibits thereto, for Barrington Place, a Horizontal Property Regime With Private Elements, of record in Instrument No. 20050914-0110701, re-recorded in Instrument No. 20051025-0128696, amended in Instrument No. 20170227-0019505 and Instrument No. 20170227-0019506; Easement for sanitary sewer and/or storm drainage of record in Book 7026, page 756; Book 7121, page 197 and Book 7883, page 323; Boundary survey of record in Instrument No. 20050404-0036360; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 2 day of August, 2023.

Anne L. Maleady

State of Massachusetts
County of Hampshire.

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Anne L. Maleady, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Amherst (city), Massachusetts (state), this 2 day of August, 2023.

Notary Public
My Commission Expires: 4/7/2028

DARWIN BETTS DEAVENS
Notary Public
Massachusetts
My Commission Expires
Apr 7, 2028

File No.: 37753

Certificate of Authenticity

I, Gissel Roman, 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 8/2/23.

Date

Affiant Signature

8/8/23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 8 day of August, 2023.

Notary's Signature

My Commission Expires: **9/21/25**

Date

Notary's Seal (if on paper)

