WARRANTY DEED

Karen Johnson Davidson County
Batch# 1036132 DEEDWARR
08/08/2023 02 25 29 PM 3 pgs
Fees $18 00 Taxes $2,849 00

20230808-0061485

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS EIGHT HUNDRED FIFTEEN THOUSAND AND 00/100 (770,000 00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4TH DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

CHRISTY W IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER(S)
Amy Wilder and Emily Wilder (NAME)	**CapStar Bank** (NAME)	**072 07 0 381.00**
1225 McGavock Pike Nashville, TN 37216 (ADDRESS)	**2002 Richard Jones Rd.; Ste 300A Nashville, TN 37215** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 4th day of August, 2023, the undersigned, **JOSHUA LEWIS AND KARAH LEWIS, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **AMY WILDER AND EMILY WILDER, SPOUSES MARRIED TO EACH OTHER,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1225 MCGAVOCK PIKE, NASHVILLE, TN 37216** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot 45, Kenmore Place, of record in Plat at Instrument No 20141117-0105531, 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 Joshua Lewis and Karah Lewis, husband and wife, by Warranty Deed from Urban Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160121-0006117, in the Register's Office of Davidson County, Tennessee, dated January 19, 2016 and recorded on January 21, 2016.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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, and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever

IN WITNESS WHEREOF, this instrument has been executed this 4th day of August, 2023

GRANTOR: Joshua Lewis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Joshua Lewis**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence

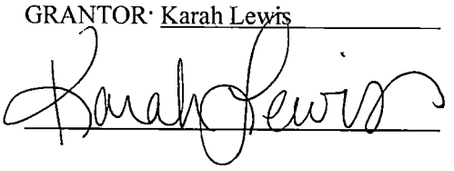
WITNESS my hand, at office, on this 4th day of August, 2023

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
11/06/2024
DAVIDSON COUNTY

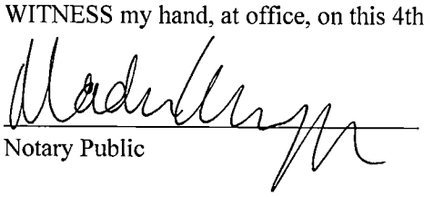
GRANTOR: Karah Lewis



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Karah Lewis**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence

WITNESS my hand, at office, on this 4th day of August, 2023



Notary Public

My Commission Expires:

