Name and Address of New Owner:
Tyler Lewis and Chelsea Lewis
1105 Petway Avenue
Nashville, TN 37206

Send Tax Bills To:
Tyler Lewis and Chelsea Lewis
1420-A Stainback Ave.
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 1036749 DEEDWARR
08/10/2023 09:17:30 AM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20230810-0061954

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203
615-840-7444
Map & Parcel No: 083-01-0-424

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Drew Parker Owens, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tyler Lewis, and Chelsea Lewis, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Number 11 on the Plan of Cobb's Subdivision of the R.K. Brown Property, as shown on the plat of record in Book 332, Page 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Drew Parker Owens, a single man, by Warranty Deed dated October 21, 2022 from Martin R. Motola and wife, Bronwyn Ann Davies-Mason, recorded October 27, 2022 in Instrument No. 20221027-0116272 in the Register's Office.

Being the same property conveyed to Martin R. Motola and wife, Bronwyn Ann Davies-Mason by deed dated November 16, 2012 from Christopher Blazina, joined by his spouse, Lora B. Schoen-Blazina, recorded November 27, 2012 in Instrument No. 20121127-0108819 in the Register's office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of August, 2023.

_____(SEAL)
Drew Parker Owens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of August, 2023, before me personally appeared Drew Parker Owens, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of August, 2023.

_____
Notary Signature
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $385,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
9th day of August, 2023.

Notary Public
My commission expires: 5/20/26
File No. 2023-6212-TS

TAMMY SHATTUCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 August 9, 2023 (date of document).

Regina Sullo
Affiant Signature

August 10, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 10th day of August, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026