Karen Johnson Davidson County
Batch# 1042533 DEEDWARR
08/25/2023 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20230825-0066476

LASHONAMIE S NEWKIRK Notary Public - State of Florida Commission # HH 068256 My Comm. Expires Dec 1, 2024 Bonded through National Notary Assn. (Notary Stamp)	STATE OF ~~TENNESSEE~~ Florida COUNTY OF Duval The actual consideration or value, whichever is greater, for this transfer is $585,000.00. Laura L Brown Affiant Subscribed and sworn to before me, this 21st day of August, 2023. Notary Public Lashonamie S Newkirk My commission expires: Dec 1, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
LHI-LTC, LLC
9175 Carothers Pkwy, Suite 110, Franklin, TN 37067

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Alex Lewis and Chanel Lewis	Same	071 08 0Q 001.00
313A Prince Avenue		
Nashville, TN 37207		

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, I,

Laura L. Brown, an unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Alex Lewis and Chanel Lewis, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 313A of Grant Estates 3.0, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Grant Estates 3.0, a Horizontal Property Regime, of record in Instrument Number 20190401-0029289 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Laura L. Brown, An Unmarried Woman, by Warranty Deed from Grant Ventures, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20191118-0118304, in the Register's Office of Davidson County, Tennessee, dated November 15, 2019 and recorded on November 18, 2019.

This is improved property known as **313A Prince Avenue, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 21st day of August, 2023.

Laura L. Brown

Laura L. Brown

STATE OF Florida
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Laura L. Brown, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21st day of August, 2023.

Notary Public: Lashonamie S Newkirk
My Commission Expires: Dec 1 2024

LHI-LTC File No. 23-000085-670

LASHONAMIE S NEWKIRK
Notary Public - State of Florida
Commission # HH 068256
My Comm. Expires Dec 1, 2024
Bonded through National Notary Assn.

SP 11/2015

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 22, 2023.

J. Carlton Drumwright

August 22, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 22, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY