Karen Johnson Davidson County
Batch# 1049645 DEEDWARR
09/13/2023 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20230913-0071911

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1214

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donna H. Lile, Trustee of the Donna H. Lile Revocable Living Trust, dated July 21, 2021**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cara Highfield, an unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Building Site No. 133 on the Plan of Arden Place, Section Two, of record in Plat Book 4675, page 119, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Donna Lile, unmarried by deed from Peter E. Pent and wife, Dara M. Pent and Helen R. Phipps, unmarried, dated April 17, 2015 of record Instrument No. 20150420-0034862, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Donna H. Lile, Trustee of the Donna H. Lile Revocable Living Trust, dated July 21, 2021 by deed from Donna Lile, unmarried, dated July 21, 2021 of record in Inst. No. 20210812-0108617, in the Register's Office of Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4400 Belmont Park Terrace #133, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Cara Highfield **4400 Belmont Park Terrace #133** **Nashville, TN 37215**	All Western Mortgage, Inc. 8345 W. Sunset Rd. Ste. 380 Las Vegas, NV 89113	**131-03-0B-133.00**

WITNESS THE EXECUTION HEREOF this 5th day of September, 2023.

Donna H. Lile Revocable Living Trust, dated July 21, 2021

Donna H. Lile, trustee
Donna H. Lile, Trustee

State of Tennessee)
County of Davidson)

On this 5th day of September, 2023, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Donna H. Lile, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Trustee of the Donna H. Lile Revocable Living Trust, dated July 21, 2021, that she is authorized by the maker to execute this instrument, and that she has executed this instrument on behalf of the Donna H. Lile Revocable Living Trust, dated July 21, 2021 as Trustee.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3/3/26

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 640,000.00.**

Carmen Coats
Affiant

Sworn and subscribed before me on this the 5th day of September, 2023.

Notary Public

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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 September 8, 2023 (date of document).

Affiant Signature

September 13, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 13th day of September, 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