RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-17346-2023

Karen Johnson Davidson County
Batch# 1052995 DEEDWARR
09/22/2023 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20230922-0074650

WARRANTY DEED

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

AFFIANT Jeffery D. Brown

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day of SEPTEMBER, 2023.

NOTARY PUBLIC Denise DeLozier

My commission expires: July 26, 2025

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle M. Packard, Hailea J. Packard 621 Templewood Court Nashville, TN 37214	Same as owner	096-11-0-074

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED NINETY THOUSAND AND 00/100 Dollars ($390,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BLACK LION ENTERPRISES, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KYLE M. PACKARD AND HAILEA J. PACKARD, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 801 on the Plan of Cloverhill, Section No. X, of record in Book 2331, page 57, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Black Lion Enterprises, LLC, from Thelma Lynn Fick, a single woman, by Warranty Deed dated May 8, 2023 and recorded May 12, 2023 in Instrument #20230512-0035570, said Register's Office.

Being the same property conveyed to Thelma Lynn Fick, a single woman, from Steve D. Tice, unmarried, by Warranty Deed dated May 9, 2014 and recorded May 12, 2014 in Instrument #20140512-0040269, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: **621 Templewood Court, Nashville, TN 37214**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 20 day of September, 2023

GRANTOR(S)

Black Lion Enterprises, LLC, a Limited Liability Company

By: _____
Jeffery D. Brown, Member

By: _____
Michael Gene Rogers, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, DENISE DELOZIER, NOTARY PUBLIC of the state and county mentioned, personally appeared Jeffery D. Brown and Michael Gene Rogers of Black Lion Enterprises, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be members of Black Lion Enterprises, LLC, the within named bargainor, a Limited Liability Company, and that such Jeffery D. Brown and Michael Gene Rogers of Black Lion Enterprises, LLC as such members , executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as themselves as members.

WITNESS my hand and seal, this the 20 day of September, 2023.

_____
Notary Public

DENISE DELOZIER
Printed Notary Name

My commission expires: JULY 26, 2025

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Tennessee Certification of Electronic Document

I Amber Whisner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for the 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 20, 2023 (date of document).

Amber Whisner
Affiant Signature

September 21, 2023
Date

State Tennessee
County of Rutherford

Sworn to and subscribed before me this 21st day of September, 2023

Emilee Gibson
Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

