Karen Johnson Davidson County
Batch# 1056194 DEEDWARR
10/02/2023 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $4,902.50
20231002-0077244

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,325,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of October, 2023.

Notary Public

My commission expires: 9/14/25

MICHELLE W. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY (Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company , LLC
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
John Payne Levy	**New Owner**	**104 06 0 115.00**
111 3and Ave. South		
Nashville, TN 37212		

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, we,

Barron K. Solomon and Olivia C. Solomon, husband and wife

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

John Payne Levy, an unmarried man

(hereinafter called the "Grantee"), his 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 Lot No. 93 and the Westerly 10 feet of Lot No. 92 on the Plan of Bransford Realty Company's West End Heights Subdivision of record in Plat Book 332, Page 124, 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 Barron K. Solomon, a single man by Warranty deed from William A. Sexton, Heir at Law of the Estate of Richard Allen Sexton, Carol Meadows, Heir at Law of the Estate of Richard Allen Sexton and Paul Sexton, Independent Administrator of the Estate of Richard Allen Sexton of record in Instrument No. 20151210-0124493 Register's Office for Davidson County, Tennessee, dated December 03, 2015 and recorded on December 10, 2015.

This is **improved** property known as **3427 Love Circle, Nashville, TN 37212.**

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.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have 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.

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.

GRANTORS FURTHER COVENANT and bind themselves, their 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 Grantors have hereunto executed this instrument on this the 2nd day of October 2023.

Barron K. Solomon

Olivia C. Solomon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Barron K. Solomon and Olivia C. Solomon, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that 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 2nd day of October 2023.

Notary Public
My Commission Expires: 9/14/25

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Lenders Title Company File No. 23-001638-525

Tennessee Certification of Electronic Document

I, Michelle Walls, 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 10/2/23 (date of document).

Michelle Walls
Affiant Signature

10/2/23
Date

State of TN

County of Williamson

Sworn to and subscribed before me this 2nd day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10-27-25

NOTARY'S SEAL

