(1)

Return To
TRI STAR TITLE & ESCROW LLC
1535 W NORTHFIELD BLVD UNIT 16
MURFREESBORO, TN 37129

MURFREESBORO, TN 37129
1535 W NORTHFIELD BLVD UNIT 16
TRI STAR TITLE & ESCROW LLC

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20172-AP

Karen Johnson Davidson County
Batch# 1064617 DEEDWARR
10/25/2023 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20231025-0083467

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Mackenzie A. Brewer
Affiant

Subscribed and sworn to before me, this the 28th day of September, 2023.

Sophie Callis
Notary Public
My Commission Expires: 6/23/25

SOPHIE CALLIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mackenzie A. Brewer Colin B. Brewer 112 Ryan Court Nashville, TN 37221	New Owner	141-07-0B-030-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Lilyann Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mackenzie A. Brewer and Colin B. Brewer, wife and husband**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 217, Somerset Farms, Section Two, according to survey and plat of same appearing of record in Book 7900, page 671; as amended and corrected in Book 9353, page 237, in the Register's Office for Davidson County, Tennessee, to which plat and correction references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lilyann Properties, LLC, a Tennessee limited liability company by Warranty Deed from Martha Love, dated March 25, 2022, recorded March 31, 2022, of record in Instrument No. 20220331-0037267, Register's Office for Davidson County, Tennessee.

This is improved property located at: **112 Ryan Court, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 28th day of September, 2023.

GRANTOR:

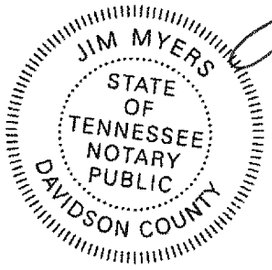
Lilyann Properties, LLC,
a Tennessee Limited Liability Company

By: _____
Mukhtar A. Siddiqi, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mukhtar A. Siddiqi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Member of Lilyann Properties, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of September, 2023.



_____
Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an 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 **09/28/2023.**

Name: **Sheri Morgan**
Title: **President**
Date **10/24/2023**

STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **10/24/2023.**



Notary Public: **Brandie A Phillips**
My Commission Expires: **05/18/2024**
Commission #: **na**