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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 231046056** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $170,000.00.<br>Jacqueline D Brown<br>Affiant<br><br>Subscribed and sworn to before me, this 20th day of October, 2023.<br><br>Notary Public<br>My Commission Expires: 9/7/2026 |

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1064645 DEEDWARR
10/25/2023 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20231025-0083514

## WARRANTY DEED

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| Address New Owner:<br>TN Properties, LLC<br>134 Champney Court<br>Goodlettsville TN 37072 | Send Tax Bills To:<br>New Owner<br>201 TAMMY DRIVE<br>GALLATIN, TN 37066 | Tax Information:<br>Tax Parcel ID No.<br>026 07 0 020.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Randy Lewis and Heather Lewis, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **TN Properties, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Resubdivision of Windsor Green, Phase I, Section II, Lots 49-72 of record in Plat Book 6200, Page 349, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 65 fronts 25.50 feet on the Northeasterly Margin of Champney Court and extends back 97.50 feet on the Northwesterly Line and 97.50 feet on the Southeasterly Line to a Dead line in the rear measuring 25.50 feet thereon.

Being the same property conveyed to Randy Lewis and Heather Lewis, husband and wife as tenants by the entirety, by Quit Claim Deed from Randy Lewis a single man, of record in Instrument No. 20061218-0155465, in the Register's Office for Davidson County, Tennessee, dated August 03, 2006 and recorded on December 18, 2006.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

City of Goodlettsville taxes for the year 2024 and thereafter, for tax parcel identification number 026 07 0 020.00, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Windsor Green, Phase I - Section II, Lots 49 - 72, as recorded in Plat Book 6200, Page(s) 349.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6406, Page 929.

This is improved property located at 134 Champney Court Goodlettsville TN 37072

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 20th day of October, 2023.

Randy Lewis

Heather Lewis

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Randy Lewis and Heather Lewis, 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.

Witness my hand, at office, this 20th day of October, 2023.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024

## Certificate of Authenticity

I, Holly A. Mason, 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 October 20, 2023.

Affiant Signature

10/20/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of October, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026