Karen Johnson Davidson County
Batch# 1064715 DEEDWARR
10/25/2023 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20231025-0083602

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-17735-2023

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of Oct 2023

NOTARY PUBLIC

My commission expires: _____

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
Beverly Jo Voelker 2313 Kimberly Drive Nashville, TN 37214	Same address as new owner	073-07-0-232

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($289,900.00) 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, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BEVERLY JO VOELKER, UNMARRIED WOMAN**, hereinafter called the Grantee(s), her 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. 41B on the Plan of Zone Lot Division of Lots 22 thru 26, 38 & 39 (Sect. 4) – 41, 42 & 43 (Sect. 3), Cabin Hill, of record in Book 6250, page 523, 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, a Tennessee limited liability company, from Timothy Greer Carr and Gregory Vaughn Carr by Warranty Deed dated June 30, 2023 and recorded July 12, 2023 in Instrument #20230712-0053337, said Register's Office.

Being the same property conveyed to Gena A. Carr from T. Greer Carr and Paige A. Pouzar, husband and wife, by Warranty Deed dated February 14, 1989 and recorded February 16, 1989 in Book 7773, page 375, said Register's Office. The said Gena A. Carr having died, intestate, March 6, 2022. Her interest in said property vesting in her heirs-at-law, Timothy Greer Carr and Gregory Vaughn Carr, as shown in Probate of record in Case No. 22P833, Seventh Circuit Court (Probate Division) for Davidson County, Tennessee. See also Affidavits of Heirship of record in Instrument #20230512-0035477, in Instrument #20230712-0053335, and in Instrument #20230712-0053336, 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: 2313 Kimberly Drive, 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 24th day of October, 2023

GRANTOR(S)

Black Lion Enterprises, LLC, a Tennessee Limited Liability Company

By: _____
Jeff Brown, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Jeff Brown, who represented himself to be the Member of Black Lion Enterprises, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained as said Member, on behalf of Black Lion Enterprises, LLC.

WITNESS my hand and seal, this the 24th day of Oct., 2023.

_____
Notary Public

Helen Ponchillia
Printed Notary Name

My commission expires: September 28, 2026

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Oct 24, 23 (date of document).

Jennifer L. Pennell

Oct 23, 23

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25 day of Oct, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

