Karen Johnson Davidson County
Batch# 1071033 DEEDWARR
11/13/2023 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20231113-0088305

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER
Krista K. Merrimac
7470 Charlotte Pike, #108
Nashville, TN 37209

SEND TAX BILLS TO
new owner

MAP/PARCEL
114-11-0A-008.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($l0.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SHELBY ALEXANDRA HAMILTON LEWIS, SINGLE,** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto. **KRISTA K. MERRIMAC, SINGLE** ("Grantee" herein), her heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County**, **State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 108, together with the appurtenant interest in the common elements of West Hills Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20001212-0122257, as amended and/or supplemented by Instrument Nos. 20020125-0010757, 20021225-0010758, 20021021-0128687, and 20040115-0006459, Register's Office for Davidson County, Tennessee, said Unit being depicted in Exhibit "A" of the Supplement to the Master Deed of West Hills Condominiums, of record as Instrument No. 20021225-0010758, said Register's Office. Said Unit also being depicted as Parcel No. 8 on the Site Plat for West Hills Condominium, of record as Instrument No. 20020821-0101251, said Register's Office.

Being the same property conveyed to TONY B. LEWIS AND WIFE, MARY T. LEWIS, by deed from MARY KATHERINE SHEPARD, UNMARRIED, of record as Instrument No. 20170420-0038707, dated April 19, 2017, said Register's Office.

TONY B. LEWIS AND WIFE, MARY T. LEWIS, further conveyed said property to SHELBY ALEXANDRA HAMILTON LEWIS, SINGLE, by Quitclaim Deed of record as Instrument No. 20230629-0049881, dated June 27, 2023, said Register's Office.

This is improved property known as: 7470 Charlotte Pike, #108, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her heirs and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his heirs and assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2021 real property taxes and any easements, covenants and restrictions of record.

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, the GRANTOR has hereunto set his hands as of this 7th day of November, 2023.

Shelby Alexandra Hamilton Lewis
SHELBY ALEXANDRA HAMILTON LEWIS

STATE OF KENTUCKY)
COUNTY OF Fayette)

Before me, Jodi Samuel, a Notary Public of the State and County aforesaid, personally appeared **SHELBY ALEXANDRA HAMILTON LEWIS** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Lexington, ~~TN~~ KY JS this 7th day of November, 2023.

Notary Public

My Commission Expires: 01-24-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$335,00.00.**

Affiant

Sworn to and subscribed before me this 8th day of November, 2023.

Notary Public

My Commission Expires: 1/11/26

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Paul Soper, 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 11/7/23 (date of document).

Affiant Signature

11/13/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

