RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-17312-2023

Karen Johnson Davidson County
Batch# 1072795 DEEDWARR
11/17/2023 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20231117-0089569

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 25, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _26__ day of_October, 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
Kiel Moulon 2307 Cabin Hill Road Nashville, TN 37214	New Owner	073-11-0-085

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FIFTEEN THOUSAND AND 00/100 Dollars ($415,000.00) 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, **KIEL MOULON, UNMARRIED MAN**, hereinafter called the Grantee(s), their 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. 65 on the Plan of Revision of Section One, Sunset View, of record in Book 2663, page 27, 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 Enterprise, a Tennessee limited liability company, from Kathy Charlton Deshotels, Trustee of the Edwin L. Bryan Revocable Trust, by Warranty Deed dated June 30, 2023 and recorded July 6, 2023 in Instrument #20230706-0051724, said Register's Office, and by Deed of Correction dated October 26, 2023 of record in Instrument No. 20231116-0089477 in the Office of the Davidson County Register of Deeds.

Being the same property conveyed to Kathy Charlton Deshotels, Trustee of the Edwin L. Bryan Revocable Trust, dated December 5, 2013 by Mary Ann Estes and Jason Brush Estes, Successor Trustees of the Bryan Family Revocable Living Trust Agreement, dated November 29, 2004 by Quitclaim Deed dated October 26, 2023 and of record as Instrument No. 20231116-0089476 in the Office of the Davidson County Register of Deeds.

Being the same property conveyed to Edwin (Eddie) L. Bryan and Mary K. Bryan, Trustees, Bryan Family Revocable Living Trust dated November 29, 2004, from Edwin L. Bryan by Quitclaim Deed dated November 29, 2004 and recorded December 1, 2004 in Instrument #20041201-0143286, 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: **2307 Cabin Hill Road, 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 26th day of October, 2023

GRANTOR(S)

Black Lion Enterprises, LLC, a Tennessee Limited Liability Company

By: _____
Jeffery D. Brown, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Helen Ponchillia of the state and county mentioned, personally appeared Jeffery D. Brown, Member of Black Lion Enterprises, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be Member of Black Lion Enterprises, LLC, the within named bargainor, a Limited Liability Company, and that such Jeffery D. Brown, Member of Black Lion Enterprises, LLC as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

WITNESS my hand and seal, this the 26th day of October, 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 26, 23 (date of document).

Jennifer L. Pennell

Oct 26, 23

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26 day of Oct, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

