Karen Johnson Davidson County
Batch# 1076915 DEEDWARR
11/30/2023 12:05:30 PM 4 pgs
Fees: $23.00 Taxes: $6,660.00
20231130-0092517

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 1,800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2023

Notary Public

MY COMMISSION EXPIRES 9/21/25

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ramiro Reyes	New Owner	093-15-0-315
(NAME)	(NAME)	
202 Promontory Way		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LEWIS INVESTMENTS, INC., A TENNESSEE CORPORATION,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RAMIRO REYES, A MARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 13 Lafayette Street, Nashville, TN 37210

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this 30 day of November, 2023

Lewis Investments, Inc., a Tennessee Corporation

By: _____
James Bryan Lewis, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, of the state and county mentioned, personally appeared James Bryan Lewis, President of Lewis Investments, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Lewis Investments, Inc., the within named bargainor, a Corporation, and that such James Bryan Lewis, President of Lewis Investments, Inc. as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal this 30 day of November, 2023.

_____
Notary Signature

My commission expires:_____

REBECCA S. FISHBURN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

LT&E File #20570

Exhibit "A" Legal Description

Tract 1:

Land in Davidson County, Tennessee, being Lot Number 3 in Irvin's Plan of Lots in So. Nashville, of record in Book 17, Page 615, Register's Office for Davidson County, Tennessee, beginning on the S.W. margin of Lafayette Street at the corner of Lots 2 and 3; running thence with the S.W. margin of said street easterly 55 1/2 feet; thence S.W. on a line a right angles to Market St. 133 feet, more or less, to the east margin of Market St.; thence with the east margin of said street northerly, 44 feet to the corner between said Lots 2 and 3 on said Market Street; thence with the line between said Lots 2 and 3 easterly, 93 feet, more or less, to the beginning.

Tract 2:

Land in Davidson County, Tennessee, being part of Lot #5 of Weakey's Survey of Nashville University Property beginning in the easterly line of Market Street at the northwest corner of said Lot #5 and running southerly with said street 37 feet to an alley; thence easterly with the northerly line of said alley 160 feet, more or less, to Lafayette Street; thence northwesterly with the line of the said last mentioned street 43 feet to the northerly line of said Lot #5, and thence with the said line westerly one hundred and thirty three (133) feet, more or less, to the beginning.

Tract 3:

Being a parcel of land in the 19th Councilmanic District of Davidson County, Tennessee and located on the south margin of Lafayette Street, and on the east margin of 2nd Avenue South, South of I-40 and being more particularly described as follows:

Beginning on an iron pin located in the east margin of 2nd Avenue South, said iron pin being the southwestern corner of the property herein described, known as Parcel 315.00 as shown on the Tax Map 93.15 said parcel belonging to Florida Corporation as evidenced in Deed Book 6206 Page 344 in the Register's Office for Davidson County, Tennessee (RODCT), said parcel also being part of Lot 1 and Part of Lot 2 in the Irwin Plan as recorded in Map Book 17, Page 615 (RODCT) said iron pin also being the northwest corner of Savage (Parcel 316) as evidenced in Deed Book 5901, Page 719 (RODCT); thence;

1. Along the east margin of 2nd Avenue South, North 30 degrees 36 minutes 30 seconds West a distance of 60.00 feet to a point, said point being the northwest point on the property herein descried, thence;

2. Continuing along the east margin of 2nd Avenue South, onto the south margin on Lafayette Street with a curve to the right (said curve having a delta of 140 degrees 19 minutes 30 seconds and said curve having a radius of 11.00 feet and said curve having a chord bearing of North 39 degrees 33 minutes 15 seconds East and a chord length of 20.69 feet) an arc length of 26.94 feet to a point, said point being the northeast point on the property herein described, thence;

3. Following along Lafayette Street, South 70 degrees 17 minutes 00 seconds East a distance of 87.08 feet to an iron pin, said iron pin being the southeast corner of the property herein described, and said iron pin being the northeast corner of Savage , thence;

4. Leaving Lafayette Street, following Savage, South 50 degrees 23 minutes 30 seconds West a distance of 75.06 feet to the Beginning, containing 3209 square feet or 0.074 acres more or less, according to a survey dated March 11, 2003 by Jesse E. Walker, RLS PE.

Being the same property conveyed to Lewis Investments, Inc., a Tennessee Corporation by Deed dated December 18, 2018 from Lewis Investments, Inc., a Tennessee corporation, recorded December 19, 2018, in Instrument Number 20181219-0123254, in the Official Records of Davidson County, Tennessee.

I, J. Trent Lehman, 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 11/30/23 (date of document).

Affiant Signature

11/30/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/25

Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY