Karen Johnson Davidson County
Batch# 1080535 DEEDWARR
12/11/2023 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20231211-0095377

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-18382-23

WARRANTY DEED

TISHA C. BALDWIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December 2023

NOTARY PUBLIC

My commission expires: 11.28.26

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
Black Lion Enterprises, LLC 9485 Whetstone Blvd Brentwood, TN 37027	Same address as new owner	096-05-0-159

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY FIVE THOUSAND AND 00/100 Dollars ($255,000.00) 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, **TIMOTHY SCOTT REYNOLDS, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BLACK LION ENTERPRISES, LLC**, 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. 194 on the Plan of Woodberry Park, of record in Book 2133, pages 117-119, 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 Timothy Scott Reynolds from EMC Mortgage Corporation by Special Warranty Deed dated December 3, 2003 and recorded January 5, 2004 in Instrument #20040150-0001370, 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 ✓ improved property, known as: 2641 Woodberry 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 8th day of December, 2023

GRANTOR(S)

Timothy Scott Reynolds

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Timothy Scott Reynolds, an unmarried man, 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 and seal, this the 8th day of December 2023.

Notary Public

Tisha C Baldwin

Printed Notary Name

My commission expires: 11.28.24

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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 Dec 8, 23 (date of document).

Jennifer L. Pennell

Dec. 11, 23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11 day of Dec, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

