Karen Johnson Davidson County
Batch# 1082529 DEEDWARR
12/15/2023 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20231215-0096844

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $275,000.00.

Affiant

Subscribed and sworn before me this the 14th day of December, 2023.

Notary Public
My commission expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Summer Jordan Dougan	Bank of Tennessee	093-05-2B 022.00
700 Church St. #406	PO Box 4980	
Nashville, TN 37203	Johnson City, TN 37602	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOAN WELSH LEWIS, TRUSTEE OF THE LEWIS FAMILY TRUST, DATED JULY 11, 2023, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SUMMER JORDAN DOUGAN, SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 406, on the plan of the Horizonal Property Regime of Bennie Dillion Condominium, according to the Master Deed of record in Instrument No. 200512150150617, as amended in Instrument No. 200608010093636, Instrument No. 20110513-0036910, Instrument No. 20110725-0056667, Instrument No. 20120927-0087986, Instrument No. 20121217-0116226, Instrument No. 20181211-0120581, Instrument No. 20200909-0102595, and Instrument No. 20230301-0014461, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Joan Welsh Lewis, Trustee of the Lewis Family Trust, dated July 11, 2023, by deed dated 07/27/2023, from Joan Welsh Lewis, of record in Instrument No. 20230731-0058541, Register's Office for said County.

Also being the same property conveyed to Joan Welsh Lewis by deed dated 12/05/2022, from Margaret Lewellyn Lewis, Executrix of the Estate of James Thomas Lewis, Jr., of record in Instrument No. 20221208-0127794, Register's Office for said County.

Also being the same property conveyed to James T. Lewis, Jr., a married man, by deed dated 12/06/2018, from William Harbin and Joy A. Harbin, husband and wife, of record in Instrument No. 20181207-0119389, Register's Office for said County.

The said James T. Lewis, Jr., a/k/a James Thomas Lewis, Jr., having since died testate on 05/31/2022, Margaret Lewellyn Lewis having been named Executrix of the Estate; see Probate Case Number 2022PR2631, Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 700 Church St. #406, Nashville, TN 37203.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 14th day of December, 2023.

Lewis Family Trust, dated July 11, 2023

BY: Joan Welsh Lewis
Joan Welsh Lewis, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Joan Welsh Lewis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Trustee of the within named bargainor, a Trust, and that she, as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Joan Welsh Lewis as such Trustee.

Witness my hand and official seal this 14th day of December, 2023.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12-14-23.

Affiant Signature

12-15-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY