THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P23-6766-WE	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,625,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF December, 2023. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Steele and Tania Lewis	NEW OWNER	
2101 Grantland Avenue		105-14-0-309.00
Nashville, TN 37204		
(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, **Alicia Davis F/K/A Alicia Luke, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Steele and Tania Lewis, husband and wife**

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:

Land in Davidson County, Tennessee, being Lot No. 3, Block 6, on the Plan of Subdivision of Blocks 1-2-3-4-5-6-7-8 in Yarbrough's Subdivision of Woodland, of record in Plat Book 57, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alicia Davis by Warranty Deed from Bobby R. Hunt and wife, Wilda B. Hunt of record in Instrument No. 20051021-0127242 Register's Office for Davidson County, Tennessee, dated October 14, 2005 and recorded on October 21, 2005.

Being the same property conveyed to Alicia Luke by Quitclaim Deed from Alicia Davis of record in Instrument No. 20120614-0052345 Register's Office for Davidson County, Tennessee, dated May 30, 2012 and recorded on June 14, 2012.

Being the same property conveyed to Alicia Luke by Quitclaim Deed from Patrick Luke of record in Instrument No. 20170621-0062558 Register's Office for Davidson County, Tennessee, dated April 13, 2017 and recorded on June 21, 2017.

Alicia Davis is one and the same as Alicia Luke.

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 is __ unimproved _X_ improved property known as **2203 Grantland Avenue, Nashville, TN 37204**

Karen Johnson Davidson County
Batch# 1087162 DEEDWARR
12/29/2023 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $6,012.50
20231229-0100281

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 our hands this the 27 day of December, 2023.

Alicia Davis F/K/A Alicia Luke

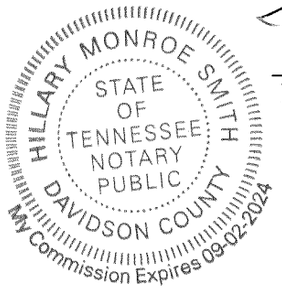
Alicia Davis F/K/A Alicia Luke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alicia Davis F/K/A Alicia Luke**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27 day of December, 2023.

My Commission Expires:



Notary Public

True Copy Certification

I, _____, 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 this the 21 day of December, 2023.

Tonya Cherry
Affiant Signature
Date 12/29/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of December, 2023.

_____
Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027