Karen Johnson Davidson County
Batch# 1093058 DEEDWARRSP
01/23/2024 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20240123-0004381

# SPECIAL WARRANTY DEED

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$680,000.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of January, 2024.

Notary Public

My commission expires: 3/13/26

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126
File #37088-5

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Lilyann Properties, LLC** | **NEW OWNER** | **Tract 1 (Lot 191): 162-03-0-268.00** |
| PO Box 1027 | | **Tract 2 (Lot 190): 162-03-0-267.00** |
| Antioch TN 37011 | | |

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

**NGS, LLC, a Tennessee limited liability company**

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

**Lilyann Properties, LLC, a Tennessee limited liability company**

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:

**Tract 1:**

**LAND in Davidson County, Tennessee, being Lot No. 191, on the Plan of Haywood Hills, Section Three, of record in Plat Book 4460, Page(s) 164 and 165, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Map / Parcel: 162-03-0-268.00**

**This is improved property known as: 4129 Apache Trail, Antioch, Tennessee 37013**

**Tract 2:**

**LAND in Davidson County, Tennessee, being Lot No. 190, on the Plan of Haywood Hills, Section Three, of record in Plat Book 4460, Page(s) 164 and 165, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Map / Parcel: 162-03-0-267.00**

**This is improved property known as: 104 Catawba Court, Antioch, Tennessee 37013**

**THE PROPERTY CONVEYED HEREIN IS NOT THE PLACE OF RESIDENCE OF THE GRANTOR.**

**BEING part of the same property conveyed to NGS, LLC, a Tennessee limited liability company, by Warranty Deed dated January 17, 2023, from Elam's Housing Rentals, LLC, a Tennessee limited liability company, of record in Instrument No. 20230118-0004029, Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

1) **The Plan of record in Plat Book 4460, Page 164 and 165, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Restrictive Covenants contained in instrument of record in Book 4691, Page 670, are not applicable to portions, thereof that have already expired.**

3) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years not yet due and payable.**

**TO HAVE AND TO HOLD** the above described property together with all the rights of appurtenances thereto in any form belonging unto the said Grantees, and the heirs and/or assigns of said Grantees, forever; and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise. 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 22nd day of **January, 2024.**

**NGS, LLC, a Tennessee limited liability company**

By: _____
**Garron Wright, Secretary**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Garron Wright**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Secretary** of **NGS, LLC**, within named bargainor, **a Tennessee limited liability company**, and that he as such **Secretary**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Tennessee limited liability company** by himself as such **Secretary.**

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of **January, 2024.**

_____
**Notary Public**

**My Commission Expires:** 5/9/2026



- **The text of a certification of an electronic document must be in the following form.**

  **I,** Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 1-22-2024 **(date of document).**

  Kirsten Virden

  **Affiant Signature**

  **Date:** 1-22-2024

  **State of** Tennessee

  **County of** Davidson

  **Sworn to and subscribed before me this** 22nd **day of** January, **2**024.

  Rachel Marie Collins

  **Notary Signature**

  **MY COMMISSION EXPIRES:** 3.10.2024

  **Notary's Seal (if on paper)**

