WARRANTY DEED

Karen Johnson Davidson County
Batch# 1098585 DEEDWARR
02/06/2024 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $922.04
20240206-0008414

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3-8-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ramon Hernandez	Ramon Hernandez	108-12-0-154.00
(NAME)	(NAME)	
116 Eastside Court	116 Eastside Court	
(ADDRESS)	(ADDRESS)	
La Vergne, TN 37086	La Vergne, TN 37086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Black Lion Enterprises, LLC, a limited liability company,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ramon Hernandez, a married man,** hereinafter called the GRANTEE(S), his/her/their 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. 42B, Zone Lot Division, Lots 39, 40, 42, 118, 119, & 120, Section 4, East Lake Subdivision, as shown by plat of record in Plat Book 6250, Page 97, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Janice L. Henderson, unmarried by Warranty Deed from Debrah Ann Davis, dated 05/22/2000, of record in Instrument 200006070056648, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Black Lion Enterprises LLC, A Limited Liability Company by Warranty Deed from Lesli Oliver Wright, Conservator of Janice Henderson, Docket No. 23p-603, dated 12/07/2023, of record in Instrument 202312110095360, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3262 Lakeford Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2239182
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 6th day of February, 2024.

BLACK LION ENTERPRISES, LLC

Jeffery D. Brown, Member

State of TENNESSEE
County of WILSON

Personally appeared before me **Jeffery D. Brown,** the undersigned Notary Public, in and for said County and State, personally appeared **Jeffery D. Brown,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the **Member** of **Black Lion Enterprises, LLC,** the within named bargainor, a **limited liability company** and that he as such **Member** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **limited liability company** by himself as such **Member.**

Witness my hand and Official seal this 6th day of February, 2024.

Lissa Groom

Notary Public

My Commission Expires: 7-16-2024

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100

File No.: 2239182
Warranty Deed TN

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 2-8-24.

Kim Rogers
Affiant
Date: 2-8-24

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 8 day of February, 2024

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY