WARRANTY DEED

Karen Johnson
Batch # 1116539
03/28/2024 02:57:16 PM
Fees: $23.00 Taxes: $1,017.50

Davidson County
DEEDWARR
4 pgs

20240328-0021783

BS-KARU-23-713

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Karuna Jayathilake	**New Owner**	
(NAME) **1440 W Running Brook Road**	(NAME)	**092-06-0-551.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **SHANDRA LEWIS-HOLMES, AN UNMARRIED WOMAN AND WILLIAM TONIS LEWIS, A MARRIED MAN AND JASMINE A. LEWIS AND JONATHAN T. LEWIS, JR. AND LORIEN J. LEWIS AND DOROTHY BONNER-LEWIS, A SINGLE WOMAN AND LATIA LEWIS, A SINGLE WOMAN AND SONYA LEWIS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KARUNA JAYATHILAKE, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Situated in Davidson County, Tennessee:

Being Lot 12 on the map of J.W. Turner's Subdivision of Lot No. 21 of Boyd McNairy's Plan as of Record in Book 57, Page 129, Registers Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the Westerly Side of Lena Avenue and runs back between parallel lines 184 feet to an Alley.

Being the same property conveyed to Robert L. Cole and wife, Cornelia Cole, by Deed from H. Gibson and wife, Mary B. Gibson, of record in Book 1140, Page 155, Register's Office for Davidson County, Tennessee, dated February 27, 1941 and recorded on February 28, 1941.

Cornelia Cole having since died. Her interest in the property vested at death in Robert L. Cole as surviving tenant by the entirety.

The said Robert L. Cole having since died intestate on August 29, 1989. His interest in the subject property vested at his death in Ewing T. Cole, Robert L. Cole, Jr., Phillys J. Cole and Joe N. Cole, Sr as his survivng heirs at law as evidenced by Affidavit of Heirship of record in Instrument Number 20240328-0021776 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harold E. Cole and Shirley L. Cole by Quitclaim Deed from Ewing T. Cole, Robert L. Cole, Jr., Phillys J. Cole and Joe N. Cole, Sr. of record in Book 8989, Page 461, Register's Office for Davidson County, Tennessee, dated June 14, 1993 and recorded on June 22, 1993.

Said Harold E. Cole died on April 22, 1997, vesting Shirley L. Cole as surviving tenant.

Said Shirley L. Cole died intestate on April 14, 2012. Her interest in the subject property vested in Larry Lewis, Shandra Lewis Holmes, William Tonis Raymon Lewis, and Jonathan Lewis Sr as her only surviving heirs at law, as evidenced by Affidavits of Heirship of record in Instrument Numbers 20240328-0021777 and 20240328-0021778 in the Register's Office for Davidson County, Tennessee.

The said Larry Lewis having since died intestate on August 14, 2021. His interest in the subject property vested at death in Shandra Lewis Holmes, Latia Lewis, and Sonya Lewis Moore as his sole surviving heirs at law, as evidenced by Affidavits of Heirship of record in Instrument Numbers 20240328-0021779

and 20240328-0021780 in the Register's Office for Davidson County, Tennessee.

The said Jonathan Lewis Sr having since died intestate on December 28, 2021. His interest in the subject property vested at death in Dorothy Bonner Lewis, Jasmine Andrea Lewis, Jonathan Lewis Jr., and Lorien Lewis as his sole heirs at law, as evidenced by Affidavits of Heirship of record in Instrument Numbers 20240328-0021781 and 20240328-0021782 in the Register's Office for Davidson County, Tennessee.

Said property has never been the primary residence of grantors spouses.

This conveyance is subject to:
- Taxes for the year 2024, a lien due and payable, but not delinquent.
- Subject to any right, title, interest and/or claim in and to a shared drive as depicted on tax map.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 129, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **713 27th Avenue North, Nashville, Tennessee 37208-3609**.

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), their heirs and 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), 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 my/our hand(s) this the 21st DAY OF MARCH, 2024.

Shandra Lewis-Holmes

William Tonis Lewis

Jasmine A. Lewis

Jonathan T. Lewis, Jr.

Lorien J. Lewis

Dorothy Bonner-Lewis

Latia Lewis

Sonya Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANDRA LEWIS-HOLMES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of March, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM TONIS LEWIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of March, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASMINE A. LEWIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of March, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

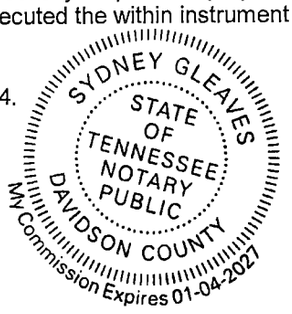
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN T. LEWIS, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of March, 2024.

Notary Public
My Commission Expires:
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LORIEN J. LEWIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of March, 2024.

Notary Public
My Commission Expires:
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOROTHY BONNER-LEWIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of March, 2024.

Notary Public
My Commission Expires:
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LATIA LEWIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of March, 2024.

Notary Public
My Commission Expires:
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SONYA LEWIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of March, 2024.

Notary Public
My Commission Expires:
(SEAL)

