This instrument prepared by:
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Knoxville, Tennessee 37922
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Karen Johnson Davidson County
Batch # 1118119 DEEDWARR
04/03/2024 08:07:08 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240403-0023232

GRANTOR: MICHAEL P. LEWIS, SR.,

GRANTEE: MICHAEL P. LEWIS, SR. and CYNTHIA S. LEWIS, as Trustees under LEWIS FAMILY TRUST dated March 27, 2024

MAP PARCEL: 43-11-57

WARRANTY DEED

THIS INDENTURE, made this 27th day of March, 2024, between **MICHAEL P. LEWIS, SR.,** of Knox County, State of Tennessee, hereinafter referred to as Grantor, and **MICHAEL P. LEWIS, SR. and CYNTHIA S. LEWIS as Trustees under LEWIS FAMILY TRUST dated March 27, 2024,** hereinafter collectively referred to as Grantee.

W I T N E S S E T H :

That the said Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration paid to Grantor by the said Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, remised, released and conveyed, and Grantor does hereby grant, bargain, sell, remise, release and convey unto the said Grantee all of Grantor's undivided right, title, and interest in and to the following described premises, to wit:

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 6 on the Plan of Archwood Acres, Section 2, as of record in Book 2331, page 12, Register's Office for said County.

BEGINNING on the Northerly margin of Dupont Avenue at the corner of Lots Nos. 5 and 6, thence with the line between said two lots Northwardly 210.6 feet to the corner of Lots Nos. 5, 6, and 7; thence with the line between said Lots Nos. 6 and 7 Westwardly 215 feet to the Easterly margin of Myatt Drive; thence with same Southwardly 59.73 feet to the beginning of a curve; thence around said curve with a radius of 150.44 feet Southeastwardly 235.51 feet to the Northerly margin of Dupont Avenue; thence with same Eastwardly 63 feet to the beginning.

EXCLUSION:

INCLUDED in the above described tract but specifically EXCLUDED from this conveyance is the following described tract conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Kenneth D. Keel and wife, Elvira Ross

Keel in a deed appearing of record in Book 4386, page 678, Register's Office for Davidson County, Tennessee, to-wit:

Being part of Lot No. 6 on the plan of Archwood Acres, Section II, as of record in Book 2331, page 12, Register's Office for said County.

BEGINNING at a point where the lot line between Lot Nos. 6 and 7 intersects the present Westerly margin of Myatt Drive as shown on said plan; thence South 3° 17' West 59.73 feet along the same to the beginning of a curve that has a 150.44 foot radius; thence Southeastwardly 117.20 feet around said curve on the present Westerly margin of Myatt Drive to a point where the present and new relocated Westerly margins of Myatt Drive intersects; thence North 3° 12* West 34 feet along the new relocated Westerly margin of Myatt Drive to a point; thence Northeasterly 139.0 feet along a curve on the new relocated Westerly margin of Myatt Drive to a point on the lot line between Lots 6 and 7 on said plan; thence North 86° 43' West 16.5 feet along said lot line to the point of beginning, containing 3280 square feet, more or less.

BEING the same property conveyed to Michael P. Lewis, Sr., from Jeremy Thompson, by Warranty Deed dated November 26, 2018 of record in Instrument No. 20181127-0115578, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to applicable easements and restrictions of record with the hereditaments and appurtenances thereto appertaining and hereby releasing all claims to homestead, dower, and curtesy therein.

TO HAVE AND TO HOLD the said premises to the said Grantee, Grantee's heirs, executors, administrators and assigns forever. Further, said Grantor does hereby covenant with said Grantee, Grantee's heirs, and assigns, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances, except taxes for the current year, the payment of which is assumed by the Grantee; and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Wherever used in the instrument, terms, parties and pronouns shall be construed to represent either the singular or plural, as the case may demand, and the use of any gender shall be applicable to all genders, as appropriate.

FOR FURTHER REFERENCE, SEE CERTIFICATION OF TRUST RECORDED SIMULTANEOUSLY HEREWITH.

IN WITNESS WHEREOF, the said Grantor have set his hand and seal on the day and year first above written.

MICHAEL P. LEWIS, SR.

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

Personally appeared before me, the undersigned authority, a Notary Public in and for the above county, the within named bargainor, **MICHAEL P. LEWIS, SR.** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of March 2024.

NOTARY PUBLIC
My Commission Expires May 1, 2027

BRADLEY S. LEWIS NOTARY PUBLIC AT LARGE KNOX COUNTY, TN

This Warranty Deed was prepared from information furnished by Grantor. The preparer makes no representations regarding the status of the title, the accuracy of the description, the proposed use of the real estate, or any applicable zoning regulations concerning the described property nor any other matter except the validity of the form of this Warranty Deed. Furthermore, with regard to any applicable title insurance policy, the Grantor, Trustee(s) of the Grantee, and Grantee are one and the same insured parties with the Grantee also being a successor in interest, and this transaction is not a sale or purchase, but rather a continuation of ownership in trust. The above description was taken from the previous deed of record.

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

This transfer is to a Revocable Living Trust and is exempt from tax pursuant to T.C.A. 67-4-409(a)(1)(C)(vi) and no oath of value shall be required pursuant to T.C.A. 67-4-409(a)(1)(E).

MICHAEL P. LEWIS, SR.

SWORN TO AND SUBSCRIBED before me this 27th day of March 2024.

NOTARY PUBLIC
My Commission Expires May 1, 2027

BRADLEY S. LEWIS NOTARY PUBLIC AT LARGE KNOX COUNTY, TN

PROPERTY OWNER/RESPONSIBLE TAXPAYER:
MICHAEL P. LEWIS, SR. and CYNTHIA S. LEWIS
as Trustees under LEWIS FAMILY TRUST dated
March 27, 2024
233 Hampton Court
Knoxville, Tennessee. 37922