Karen Johnson Davidson County
Batch# 1120295 DEEDWARR
04/08/2024 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20240408-0024902

STATE OF: TENNESSEE
COUNTY OF: WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00.

(Affiant)

Sworn to and subscribed before me this 4th day of April, 2024.

DESIREE SAILEMA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 26, 2025

This Instrument Prepared By:
Red Door Title Services LLC
311 Royal Oaks Blvd, Ste 130A
Franklin, TN 37064

Name and Address of New Owner:
Alexis Passaris & John Madsen
2641 Woodberry Dr.
Nashville TN 37214

Send Tax Bills To:
New owners
Same

Map & Parcel No: 096-05-0-159.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND LEGAL SUFFICIENCY OF WHICH ARE HEREBY IRREVOCABLY ACKNOWLEDGED,

Black Lion Enterprises, LLC, "the Grantor(s),"

HAS THIS DAY BARGAINED AND SOLD AND BY THESE PRESENTS DOES HEREBY SELL, GIVE, TRANSFER AND CONVEY UNTO

Alexis D. Passaris and John M. Madsen, wife and husband, "the Grantee(s),"

The following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 194 on the Plan of Woodberry Park of record in Plat Book 2133, Page (s) 117 through 119, inclusive, 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 Timothy Scott Reynolds by Special Warranty Deed from EMC Mortgage Corporation of record in Instrument No. 20040105-0001370 Register's Office for Davidson County, Tennessee, dated December 03, 2003 and recorded on January 05, 2004.

Being the same property conveyed to Black Lion Enterprises, LLC by Warranty Deed from Timothy Scott Reynolds, an unmarried man of record in Instrument No. 20231211-0095377 Register's Office for Davidson County, Tennessee, dated December 08, 2023 and recorded on December 11, 2023.

This is __X___ improved _____ unimproved property also known as 2641 Woodberry Drive, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

TO HAVE AND TO HOLD said real estate unto the Grantee(s), and the Grantees' successors, heirs and assigns, forever in fee simple. Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of April, 2024.

Black Lion Enterprises, LLC

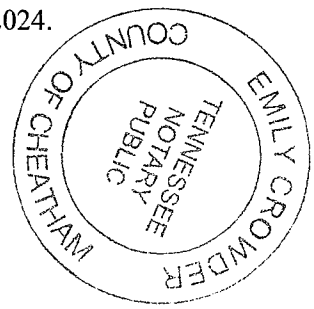
_____(SEAL)
by: Michael Rogers, authorized agent

STATE OF TENNESSEE
COUNTY OF

On this 4th day of April, 2024, before me personally appeared Michael Rogers, authorized agent for Black Lion Enterprises, LLC, with whom I am personally acqainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be authorized agent of Black Lion Enterprises, LLC, the within named bargainor, a limited liability company, and that such, Michael Rogers as authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as authorized agent.

Witness my hand, at office, this 4th day of April, 2024.

_____
Notary Public:
My commission expires: 8/20/24



File No. 2024-665

Tennessee Certification of Electronic Document

K. DeSiree Sailsman, 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 **04/04/24** (date of document).

Affiant Signature

04/08/24
Date

State of Tennessee

County of **Williamson**

Sworn to and subscribed before me this **8** day of **April**, **2024**.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

