This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-3602-KP

Karen Johnson Davidson County
Batch# 1151638 DEEDWARR
06/27/2024 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20240627-0048243

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant
Subscribed and sworn to before me this the 25th day of June, 2024.

Notary Public
My Commission Expires: 8/21/27

KELLIE L. PARSONS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Black Lion Enterprises 2828 Elm Hill Pike, #110 Nashville, TN 37214	New Owner	096 14 0 230.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Dana Lynn Cantrell, Personal Representative of Estate of Richard Kaniewski**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Black Lion Enterprises LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and 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. 46 on the Map of HICKORY BEND, SECTION 3, as of record in Plat Book 3600, Page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 75.0 feet on the Southerly side of Boulder Park Drive and extends back between lines 141.7 feet on the East line and 152.5 feet on the West line to a dead line in the rear on which it measures 75.77 feet.

Being the same property conveyed to W.G. Traber, by Deed from Reba Duke Cantrell and also further conveyed from W.G. Traber, Trustee, to Richard Kaniewski and wife, Reba Duke Kaniewski, of record in Book 4117, Page 190, in the Register's Office of Davidson County, Tennessee, dated April 03, 1967, and recorded on April 04, 1967. The said Reba Duke Kaniewski died on November 05, 2008, leaving Richard Kaniewski as surviving Tenant by the Entirety. Richard Kaniewski died testate on July 16, 2015, and his Last Will and Testament was admitted to Probate in the Davidson County Seventh Circuit Court, Case No. 15P1542. Dana Lynn Cantrell executes this instrument as the Personal Representative of the Estate of Richard

William Kaniewski pursuant to that certain Order Granting Motion to Approve the Sale of Real Property, filed of record on June 14, 2024 in the Davidson County Seventh Circuit Court.

This is improved property located at: **3055 Boulder Park Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of June, 2024.

GRANTOR:

Estate of Richard Kaniewski

By: Dana Lynn Cantrell

Dana Lynn Cantrell, Personal Representative

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dana Lynn Cantrell, Personal Representative of the Estate of Richard Kaniewski, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Personal Representative of the Estate of Richard Kaniewski, and is authorized to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of June, 2024.



Notary Public
My Commission expires: 3/3/26

Tennessee Certification of Electronic Document

I, Emma Howard, 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 6/25/24 (date of document).

Emma Howard
Affiant Signature

6/25/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25 day of June, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL