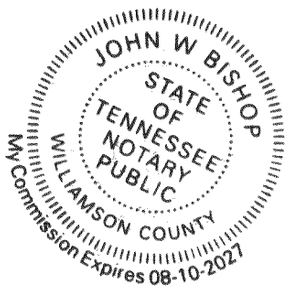
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS$ **397,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
16 **day of July, 2024**

Notary Public

MY COMMISSION EXPIRES: _____
(Affix Seal)

C24-082

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mackey S Hoskins and Amanda Iris Wells	Legends Bank	
252 Barker Rd	310 North First Street	095 02 0 060.00
Nashville, TN 37214	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1159468 DEEDWARR
07/18/2024 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,468.90
20240718-0054069

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, ***Frederick M. Lewis and Lynn H. Lewis, husband and wife,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Mackey S Hoskins, an unmarried man and Amanda Iris Wells, an unmarried woman as joint tenants with Right of Survivorship,*** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 14, on the plan of Walnut Grove Subdivision, of record in Plat Book 2133, Page 87, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Frederick M. Lewis and Wife, Lynn H. Lewis by Warranty Deed from Glenda Faye Morris and Husband, Randall Eugene Morris dated 08/29/1996 and filed for record on 08/29/1996 of record in Book 10294, Page(s) 342-343, said Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2271, Page 541, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (xx) Property, known as **252 Barker Rd, Nashville, TN 37214**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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. 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 our hands this 16th day of July, 2024.

Frederick M. Lewis
Frederick M. Lewis

Lynn H. Lewis
Lynn H. Lewis

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this 16th day of July, 2024.

Commission Expires: 2/29/28

Notary Public

DIANNE M. CATHEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires

True Copy Certification

I, **Tonya Cherry,** 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 this the 16 day of July, 2024.

Affiant Signature
Date 7-16-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16 day of July, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

