Karen Johnson Davidson County
Batch# 1231415 DEEDWARR
01/29/2025 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20250129-0006976

Warranty Deed

Please Return to: **Magnolia Title & Escrow** **1104 Fatherland Street** **Nashville, TN 37206**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00. Affiant Subscribed and sworn to before me, this the 28th day of January, 2025. Notary Public My commission expires:

ALLISYN G PINKSTON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-24-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brian Lima and Sabrina Lima	First Horizon Bank	104-01-0-050.00
217 Chamberlin Street	165 Madison Avenue	
Nashville, TN 37209	Memphis, TN 38103	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THOMAS LYNN BLACK, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN LIMA AND SABRINA LIMA, HUSBAND AND WIFE**, 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. 26 of Block 27, on the Map of Plummer Place Subdivision, as of record in Book 161, Page 39, Register's Office for said County.

Said Lot No. 26 fronts 50 feet on the Westerly side of Chamberlain Street, (formerly Center Street and 38th Avenue North) and extends back between parallel lines 151.5 feet, more or less, to an alley in the rear.

Being the same property conveyed to Thomas Lynn Black, a single man by Warranty Deed from Sun Valley Properties LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220802-0087771 Register's Office for Davidson County, Tennessee, dated July 28, 2022 and recorded on August 02, 2022.

Being the same property conveyed to Thomas Lynn Black, a single man, and Kristin Sullivan, a single woman, as Tenants in Common With Right of Survivorship by Quitclaim Deed from Thomas Lynn Black, a Single man of record in Instrument No. 20221027-0116513 Register's Office for Davidson County, Tennessee, dated October 27, 2022 and recorded on October 27, 2022.

Being the same property conveyed to Thomas Lynn Black, a single man by Quitclaim Deed from Kristin Sullivan, a single woman of record in Instrument No. 20230824-0066390 Register's Office for Davidson County, Tennessee, dated August 24, 2023 and recorded on August 24, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 217 Chamberlin Street, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of January, 2025.

Thomas Lynn Black

Thomas Lynn Black

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

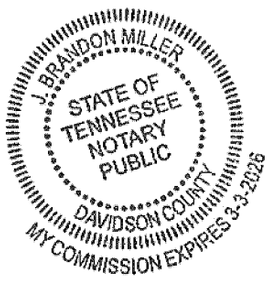
Witness my hand and seal this 28th day of January, 2025.

J. B. Miller

Notary Public

My Commission Expires:

3-3-26



Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **January 28, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

1/29/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **29** day of **January**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025