PREPARED BY (AND RETURN TO).
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Karen Johnson
Batch # 1248689
03/20/2025 02 36 38 PM
Fees $13 00 Taxes $1,280 20
Davidson County
DEEDWARR
2 pgs
20250320-0020767

Ivey Title, LLC Ref· (DL) Title No.. 63950
Dav Co File· Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David A Romagna Melanie Allison 6645 Autumnwood Dr Nashville, TN 37221	NEW OWNER

TAX MAP PARCEL NUMBERS: 155080C02400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$346,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Courtney Leon, Administrator of the Estate of Elizabeth Ann Lewis,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David A. Romagna and Melanie Allison, as tenants in common**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows· **To Wit:**

Land in Davidson County, Tennessee, being Lot No 24 on the Plan of Poplar Creek, Phase 2, of record in Book 6900, pages 339 through 347, as amended by Amendment and Change of Survey Monumentation of record in Book 7900, page 888, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Elizabeth Anne Lewis, by Warranty Deed from J Davis Builders, Inc , dated May 26, 1994 and recorded on June 1, 1994 of record in Book 9326, page 640, Register's Office for Davidson County, Tennessee The said Elizabeth Anne Lewis has since died. By Order Determining Heirs of record in Case No. 23P306, in the Seventh Circuit Court for Davidson County, Tennessee, Arthur Bush, Bryan Butts, John Butts, Dane Blamer, David Lewis, Iva Byers, Jacob Brown, James Black, James Blamer, Judy Mills, Kellie Dawson, Melody Rose, Michael Roberts, Nina Rose, Robert McCoy, Sarah Hawkins, Sondra Leach, Susan Davidson, Susan King, William Butts, Jr., Brian Swaney, David Butts, Jr., Donal Swaney, Kevin Butts and Rich Black, were established as the heirs at law of Elizabeth Anne Lewis By Agreed Order of the 7th Circuit Court for Davidson County, Tennessee at Nashville, entered January 10, 2025, Hon Andra J. Hedrick ordered that the property b brought into the estate and sold by the Administrator, Courtney Leon By Order entered March 5, 2025, Judge Hedrick approved the contract of sale and ordered the net proceeds be paid to the Estate.

Description Reference. Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to Taxes for 2024, and subsequent years, The Plan of record in Book 6900, pages 339 through 347, as amended by amendment and change of Survey Monumentation of record in Book 7900, page 888, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 9472, page 824, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars

This is improved property, known as 6645 Autumnwood Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS THE EXECUTION HEREOF this 17th day of March, 2025.

Estate of Elizabeth Anne Lewis
By:
Courtney Leon, Administrator

State of Tennessee

County of Davidson

On this 17th day of March, 2025, before me the undersigned authority, personally appeared, Courtney Leon, as Administrator of the of Estate of Elizabeth Anne Lewis, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $346,000.00.

Affiant

Sworn and subscribed before me this 17th day of March, 2025.

My Commission Expires.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary