Karen Johnson Davidson County
Batch# 1280774 DEEDWARR
06/03/2025 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20250603-0043451

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00.

X _____
Affiant

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2025.

Lori Buie
Notary Public
MY COMMISSION EXPIRES: 6/29/27
File No. 25-22966C

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Evercore Properties, LLC (NAME)	New Owner (NAME)	142-302.00
919 W. Main St., Ste. U-1 (STREET ADDRESS)	919 W. Main St. Ste. U1 (STREET ADDRESS)	
Hendersonville TN 37075 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Tony Lewis**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Evercore Properties, LLC, a Tennessee Limited Liability Company**, 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:

Land in Davidson County, Tennessee being Lot No. 11 on the Plan of Bellevue Corner Joint Venture Resubdivision of Lot No. 1 of Sawyer Brown Office Park, of record in Plat Book 6200, Page 935 (erroneously conveyed in prior deeds as Plat Book 6900, Page 935), 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 Tony Lewis by Warranty Deed from Sawyer Brown Office Condos, G.P., a Tennessee general partnership, dated December 12, 2014, and recorded on December 12, 2014, of record in Instrument No. 20141212-0114018, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
This is not the principal residence of the Grantor.

This is improved property, known as 8150 Sawyer Brown Road, 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 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.

Witness my/our hand(s) this 2nd day of June, 2025.

Tony Lewis

Tony Lewis

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 2nd day of June, 2025, before me personally appeared Tony Lewis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of June, 2025.

Lori Buie

Notary Signature
My commission expires: 6/29/27

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 6/2/25 (date of document).

Affiant Signature

6/2/25
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 2nd day of June, 20 25.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY