Karen Johnson Davidson County
Batch# 1284321 DEEDWARR
06/13/2025 01:24:30 PM 4 pgs
Fees: $23.00 Taxes: $893.55
20250613-0046189

WARRANTY DEED

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,500.00.

Kelly Ray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2025.

T. Wilson
Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-281

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
LUMENHOUSE INVESTMENTS LLC	Same as new owner	071 08 0 165.00
(NAME)	(NAME)	
419 Snowden Street West		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Boney George, a married man** (the "**Grantor**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **LUMENHOUSE INVESTMENTS LLC, a Tennessee Limited Liability Company** (the "**Grantee**"), his heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 543 Norton Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 11th day of June, 2025.

GRANTOR:

Boney George

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Boney George, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 11th day of June, 2025.



Notary Public

My Commission Expires: 5-9-26

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Lot No. 111, JOYWOOD HEIGHTS, SECTION ONE, as shown on plan of record in Plat Book 1130, Page 91 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alfred Jackson and wife Bernadette Jackson, by Special Warranty Deed from The Chase Manhattan Bank, successor by merger to Chase Bank of Texas, N. A. (formerly known as Texas Commerce Bank, N. A.), as Custodian, of record in Instrument No. 20020122-0008528, in the Register's Office of Davidson County, Tennessee, dated June 06, 2001, and recorded on January 22, 2002.

Being the same property conveyed to Boney George, by Warranty Deed from Alfred Jackson and wife Bernadette Jackson, of record in Instrument No. 20250602-0042843, in the Register's Office of Davidson County, Tennessee, dated May 30, 2025, and recorded on June 06, 2025.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 June 11, 2025.

Affiant Signature

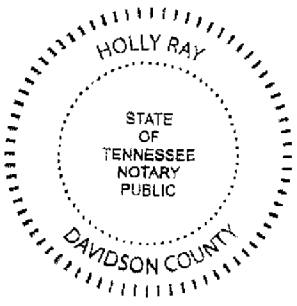
June 11, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11th day of June, 2025.



Notary's Signature

My Commission Expires: 03/09/27