Karen Johnson Davidson County
Batch# 1314779 DEEDWARR
08/26/2025 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250826-0068195

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Tiffany Kelley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 7-3-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andre Lewis and Alexandria Lewis	New Owners	
(NAME) 2549 Janalyn Tree	(NAME)	082-06-0-058.00
(ADDRESS) Hermitage TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Lemicah Ross, single**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andre Lewis and Alexandria Lewis, a husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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. 5, on the Plan of Nashville Housing Authority Subdivision Number One, East Nashville Urban Renewal Area, of record in Book 3700, Page 42, Register's Office of Davidson County, Tennessee. Said Lot No. 5 fronts 55.0 feet on the westerly margin of Joseph Avenue and runs back between parallel lines measuring 145.0 feet on each line to a dead line in the rear measuring 55.0 feet thereon.

Being the same property conveyed to William T. Streeter and wife, Louise Streeter by Warranty Deed from Andrew Ewing , Trustee for Mayfair Homes dated September 12, 1966 and recorded in Book 4056, Page 443, Register's Office of Davidson County, Tennessee.

William T. Streeter having become deceased on or about April 1, 1969; leaving Louise Streeter as tenant by the entirety.

Louise Streeter having become deceased on or about November 3, 1999; no probate found of record in Davidson County, Tennessee; Last Will and Testament of record in Instrument No. 2018103-0107591, devises the property in Schedule A to Sister, Johnnie Helen Ross.

Johnnie Helen Ross having become deceased on or about March 1, 2017; Affidavit of Heirship in Instrument No. 20191119-0119013, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lemicah Ross by Quitclaim Deed from Marcus Baker, Denise Ross Lee, Sharricks Ross, Naton Jumper, Latonya Ross, Briana Ross, Johnnie Louise Ross Jenkins and Marvin Ross, Jr. sole heirs at law of the Estate of Johnnie Helen Ross, dated October 15, 2019 and recorded November 19, 2019 in Instrument No. 20191119-0119014, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 716 Joseph Ave Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my hand this 22nd day of August, 2025.

Lemicah Ross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Lemicah Ross**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of August, 2025.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Certificate of Authenticity

I, Holly A Mason, 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 8/22/25.

Affiant Signature

8/25/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 25 day of August, 2025

Notary's Signature

(Notary Seal)

CARI ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-03-2028

My Commission Expires: 7-3-28