Karen Johnson Davidson County
Batch# 213097 DEEDWARR
04/03/2019 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $536.50
20190403-0029968

WARRANTY DEED

BLAKE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Patricia A Lehmann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2019 .

Notary Public

MY COMMISSION EXPIRES: 7-11-22

(AFFIX SEAL)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 375999

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rachel Amelia Helvering	NEW OWNER	162 07 0 117.00
(NAME)	(NAME)	
99 Ocala Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Patricia A. Lehmann, unmarried, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Rachel Amelia Helvering and John Leonard Helvering, III, wife and husband, hereinafter called the GRANTEE(S), and/or their 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 all of Lot No. 36 on the Plan of Section 2-B Whittemore Valley, of record in Plat Book 6200, Page 443, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Patricia A. Lehmann, a single person by Deed from Dani H. Curtner and husband, Tony Alan Curtner, dated 01/28/1992, recorded 01/31/1992 of record in Book 8539, Page 167, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJEC TO THE FOLLOWING:

All matters shown on the plat of record in Plat Book 6200, Page 443, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded in of record in Book 6243, Page 80, in the Register's Office for Davidson County, Tennessee,

Easement contained in Deed of Conveyance of record in Book 7061, Page 160, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 99 Ocala Drive, Antioch, TN 37013

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 28th day of March, 2019.

Patricia A. Lehmann

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia A. Lehmann, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of March, 2019.

Notary Public:
My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

201904030029968

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

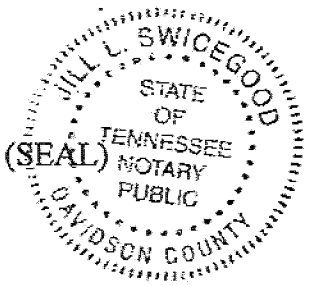
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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