Karen Johnson Davidson County
Batch# 394554 DEEDWARR
05/01/2020 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $129.50
20200501-0045924

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#2862-222A

ADDRESS NEW OWNER:
Justin Reed
2417 Central Boulevard
Murfreesboro, TN 37130

SEND TAX BILL TO:
New Owner

MORTGAGEE:

Parcel ID:
087-09-0-025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lucy Freeman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Justin Reed**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee:

Being Lot 222, Valley Grove, Section 9, as shown on plat of record in Book 5200, page 605, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lucy Freeman by Deed dated March 12, 2015 from The CJ Family Limited Partnership, a Tennessee limited partnership, in Instrument Number 20150325-0025508, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1108-1110 Forest Ridge Way, Hermitage, TN 37076. Possession is to be given on April 29, 2020.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 29th day of April, 2020.

Lucy Freeman

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lucy Freeman,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of April, 2020.

NOTARY PUBLIC

J. DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 6/6/21

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$35,000.00**.

AFFIANT

Subscribed and sworn to before me on this 29th day of April, 2020.

NOTARY PUBLIC

My Commission Expires: 6/6/21

J. DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 12-2-23

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY