WARRANTY DEED

Karen Johnson Davidson County
Batch# 411110 DEEDWARR
06/05/2020 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $447.70
20200605-0058233

STATE OF MS
COUNTY OF Lee
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

David E Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2020.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 115644 MARETTE SPENCER Commission Expires March 6, 2024

Notary Public
MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

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
Brandy Lee	Brandy Lee	04411012800
(NAME)	(NAME)	
504 Cleves Street	504 Cleves Street	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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/we **David E. Lee and Elizabeth C. Lee, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Brandy Lee, a single woman,** hereinafter called the GRANTEE(S), his/her/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. 57 on the Plan of Section A1 & Part of Section A, Village of Old Hickory of record in Plat Book 1424, Page 68, amended in Plat Book 1424, Page 101 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David E. Lee and Elizabeth C. Lee, husband and wife by Warranty Deed from Steve J. Mortillaro, Jr., a single man, dated 06/01/2015 and recorded on 06/03/2015, of record in Instrument 201506030051842, Register's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Plat Book 1424, Page 68, (2) EASEMENT including terms and conditions thereof as recorded in Book 1914, Page 256, (3) Charter recorded 02/12/1991 of record in Book 8290, Page 865 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 ☒ 504 Cleves Street, Old Hickory, TN 37138
(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 12th day of May, 2020.

David E. Lee

Elizabeth C. Lee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David E. Lee and Elizabeth C. Lee**, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of May, 2020.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 115644 AMARETTE SPEIGHTS Commission Expires LEE COUNTY

Notary Public

My Commission Expires: 3/6/24

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom

Notary Public

My Commission Expires: 9-16-2020

