Karen Johnson Davidson Courty
Batch# 426866 **DEEDWARR**
06/26/2020 11:10:43 AM 2 pgs
Fees: $13.00 Taxes: $377.40

20200626-0069316

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
~~$410,000.00~~ $102,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 11th day of June, 2020.
NOTARY PUBLIC
My commission expires: 7/6/20

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Marcelo Lemus	NEW OWNER	09800003100
(NAME)	(NAME)	
3144 Earhart Road		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Gail Minion Piper and Billye Jo Thompson,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Marcelo Lemus, married**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A tract of land situated in the 4th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Located on the Earhart Pike and beginning at an iron railroad spike in the west side of Earhart Pike 32 feet southeast of the southeast corner of the J. D. Foster Store porch, the same being 34 feet northwest of an anchor pole and 32-1/2 feet northeast of a power pole, thence in a northerly direction 131 feet to a point in the center of the Earhart Pike, thence in a westerly direction 133 feet to an iron spike in the southern boundary of the Dave A. Foster property, thence, in a southerly direction 144.5 feet to an iron spike in fence line, thence in an easterly direction 123 feet to the point of beginning.

Being the same property conveyed to MARILYN MILLER, A MARRIED PERSON, by deed from Rickey E. Cole and wife, Dena F. Cole, of record in Book 9938, page 335, dated January 30, 1996, said Register's Office. The said Marilyn Miller having since died intestate on or about June 25, 2019, leaving said property to her heirs at law under Will probated in Probate File 19P1371, Probate Court Clerk's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 3144 Earhart Road, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MW-SB-BM-20-3144

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 11th day of June, 2020.

Gail Minion Piper

Billye Jo Thompson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gail Minion Piper and Billye Jo Thompson, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of June, 2020.

Notary Public
My Commission Expires:

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122