21-4097

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 715513 DEEDWARR
09/14/2021 12:51:52 PM 2 pgs
Fees: $13.00 Taxes: $1,106.67

20210914-0123187

WARRANTY DEED

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$299,100.00**

Madison Mazzanti
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE September 3, 2021

Notary Public

MY COMMISSION EXPIRES : 10/30/24

THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS: **Thomas Rose Properties LLC**	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
(NAME) 920 A Curdwood Blvd.	(NAME) Same as new owner	086-02-013.00
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TWO HUNDRED NINETY-NINE THOUSAND ONE HUNDRED AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John C Isbell, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas Rose Properties LLC,

HEREINAFTER CALLED THE GRANTEES, 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. 123on the Plan of Dodson Heights, as of record in Book 2900, Page 113, Register's Office for said County. Said Lot No. 123 fronts 60 feet on the Northerly side of Baltic Drive, and extends back between lines, 139.4 feet on the Westerly side, and 130.2 feet on the Easterly line, in the rear on which it measures 61 feet. Being the same property conveyed to John C Isbell, a married man, by cash deed , of record in Instrument No. 20190415-0034234, on 4/15/2019, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **6015 Baltic Dr, Hermitage, TN 37076**
(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/our hand(s) this **3rd day of September, 2021.**

John C Isbell

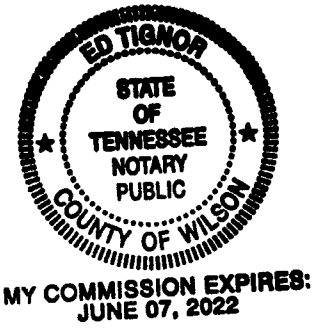
STATE OF Tennessee

COUNTY OF Davidson

On this 3rd day of September, 2021, before me personally appeared John C Isbell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that he/she executed the same as the free act and deed of John C Isbell.

Witness my hand at office on **3rd day of September, 2021.**

Notary Public. My Commission Expires:



MY COMMISSION EXPIRES:
JUNE 07, 2022