Karen Johnson Davidson County
Batch# 781804 DEEDWARR
12/30/2021 10:47:30 AM 4 pgs
Fees: $23.00 Taxes: $2,038.70
20211230-0171740

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1750

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lucia A. Yaroch, an unmarried woman, and Lawrence J. Maier, an unmarried man,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brandon Sean Gee and Katherine Letzler Gee, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Tract 1: Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Division of the Joel Dillard Property, of record in Plat Book 6050, Page 325, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2: A Certain tract or parcel of land in the 9th Councilmanic District, formerly 11th Civil District of Davidson County, Tennessee, a portion of that property conveyed to William Dillard etux in deed of record in Book 5883, page 698, Register's Office for Davidson County, Tennessee, more accurately described according to a survey by Tommy E. Walker, Tennessee Lic. No. 1465, as follows:

Beginning at an iron pin in the Southerly margin of Hudson Road, said pin being the most Northwest corner to herein described tract and the most northeast corner of Lot 1 Joel Dillard property in Plat Book 6050, page 325, said Register's Office; thence, with said Margin North 80 degrees 46 minutes 27 seconds East 30.00 feet to a set up iron pin; thence, now leaving said margin South 11 degrees 54 minutes 06 seconds East 333.67 feet to a set iron pin; thence South 80 degrees 46 minutes 27 seconds West 30 feet to a set iron pin; thence North 11 deg. 54 minutes 06 seconds West 333.67 feet to the point of beginning; containing 0.023 acres (9,999 sq feet) more or less.

Being the same property conveyed to Lucia A. Yaroch, an unmarried woman, and Lawrence J. Maier, an unmarried man, as tenants in common with rights of survivorship by Warranty deed from Patricia Layhew Johnson, A/K/A Patricia Layhew married and Bradley Paul Layhew, married of record in Instrument No. 20140507-0039158 Register's Office for Davidson County, Tennessee, dated May 06, 2014 and recorded on May 07, 2014.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions of record, and Property Taxes for the calendar year 2022 and subsequent years.

This is improved property, known as: 1514 Hudson Road and 0 Hudson Road, Madison, TN 37115

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Brandon Sean Gee 1514 Hudson Road Madison, TN 37115	Same as Owner	063-05-0-007.00/ 063-05-0-008.00

WITNESS THE EXECUTION HEREOF this 17 day of December, 2021.

Lucia A. Yaroch

Lawrence J. Maier

State of Massachusetts
County of Worcester

On this 17th day of December, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Lucia A. Yaroch and Lawrence J. Maier, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: May 26, 2028

GURDEEP RANDHAWA
Notary Public
Massachusetts
My Commission Expires
May 26, 2028

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 551,000.00.

Affiant

Sworn and subscribed before me on this the 17th day of December, 2021.

Notary Public

My Commission Expires: 3.17.24

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

TRUE COPY CERTIFICATION

I, Elizabeth Leonberger, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 17, 2021.

Signature
Date: December 17, 2021

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 17th day of December, 2021 personally appeared before me, a notary public for the State aforesaid, Elizabeth Leonberger, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD