WARRANTY DEED

Karen Johnson Davidson County
Batch# 808555 DEEDWARR
02/18/2022 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20220218-0019300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of January, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Colson Leonard	Same	
(NAME)	(NAME)	044-15-0-168.00
904 Cleves Street	104 Angelpointe	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Hendersonville TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20213085

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Geena B. Copeland and Paul G. Melton**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Colson Leonard**, hereinafter called the GRANTEE, 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(s) 254, as shown on the map entitled Plan of Section "A", Village of Old Hickory, of record in Book 1424, page 68 (erroneously referred to as page 6B in deed), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING the same property conveyed to Paul G. Melton and Geena Beerman Copeland a/k/a Geena B. Copeland by Quitclaim Deed from Harold Clifton Glover dated May 7th, 2012, and filed of record in Instrument No. 20120509-0039958, and by Quitclaim Deed from Billy Dorris Moore, Timothy Moore, Tammy Bivens, Earline Simmons Moore, Patricia Moore Binkley, Dana Moore Brisendine, Brenda Rankin, Kathy Edwards and Sandy Medlin recorded on 2/2/2022, and filed of record in Instrument No. 20220202-0012414, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 904 Cleves Street, Old Hickory, TN 37138
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 21st day of January, 2022

Geena B. Copeland

Paul Melton

STATE OF Tennessee)
County OF ~~Davidson~~ Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Geena B. Copeland and Paul Melton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st of January, 2022

Notary Public
My Commission Expires: 3/25/25

JESSICA ANN MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Rhonda Hannah, 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 1/21/22 (date of document).

Affiant Signature

2/2/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2 day of Feb, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/28/23

NOTARY'S SEAL

