Karen Johnson Davidson County
Batch# 812765 DEEDWARR
03/01/2022 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20220301-0022838

WARRANTY DEED

STATE OF TN
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Penny R Cook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 2022.

Liz Davis
Notary Public

MY COMMISSION EXPIRES: 3-8-25
(AFFIX SEAL)

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Chad M. Harman	Chad M. Harman	Parcel ID: 076-05-0-026.00-000
(NAME) 4925 Leesa Ann Lane	(NAME) 741 Saundersville Ferry Rd	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Mt. Juliet TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Deborah Cassandra Hubbert, an unmarried woman,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Chad M. Harman, a married man,** 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. 25 on the Plan of Hidden Hill, of record in Book 4860, Page 43, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description. Said lot fronts 80 feet on the Southeasterly side of Leesa Ann Lane and extends back between parallel lines 158.43 feet to a dead line.

Being the same property conveyed to Bob Hubbert and wife, Deborah C. Hubbert, by Warranty Deed from Alfred A. Lander, III and wife, Kay J. Lander dated June 01, 1983 recorded June 02, 1983, of record in Book 6068, Page 335 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Deborah Cassandra Hubbert, by Quitclaim Deed from Bob Hubbert dated March 08, 1993 recorded March 10, 1993, of record in Book 8884, Page 480 Register's Office for Davidson County, Tennessee. and a Final Decree of Divorce filed with Case No. 91D-789 in Fourth Circuit Court for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4925 Leesa Ann Lane, Hermitage, TN 37076

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 our hands this 9 day of February, 2022

Deborah Cassandra Hubbert

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Deborah Cassandra Hubbert, 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 and official seal, this the 9th day of February, 2022.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-17-2023

BRANDON WESLEY LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-17-2023

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 2-9-22.

Tracey Trumphour
Affiant
Date: 2-9-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 9 day of February, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY