WARRANTY DEED

Karen Johnson Davidson County
Batch# 833194 DEEDWARR
04/01/2022 12:10:17 PM 2 pgs
Fees: $13.00 Taxes: $1,100.75

20220401-0038103

CARL E DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2022

Notary Public

MY COMMISSION EXPIRES: 4-26-2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Solomon Littlefield	new owner	049-16-0A-030.00
(NAME)	(NAME)	
739 Willow Trace Dr		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Sherri Stevenson, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Solomon Littlefield, unmarried 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:

Being Lot No. 59 on the Plan of Willow Trace Subdivision, Phase Two, of record in Book 7900, Page 46, as amended in Book 8179, Page 461, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Together with an easement across a portion of Lot 58 for the encroachment onto Lot 58 of the residence on Lot 59, which easement is .5 feet in width, running parallel to and along the easterly side line of Lot 58 a distance of approximately 73 feet from the southeasterly corner of Lot 58.

Being the same property conveyed to Sherri L. Stevenson from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., by Cash Deed For Tennessee, on March 30, 1994, of record in Book 9304, Page 152, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of record in Book 7900, Page 46, as amended in Book 8179, Page 461, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 739 Willow Trace Dr, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

B-ELAM-22-139

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 hands this 29th day of March, 2022.

Sherri Stevenson

State of Tennessee
County of Davidson

Personally appeared before me Sherri Stevenson, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of March, 2022.

Notary Public
My Commission Expires: 9-20-2022

File No.: 202203001

