WARRANTY DEED

Karen Johnson Davidson County
Batch# 838741 DEEDWARR
04/12/2022 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220412-0042456

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-8-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Janet L. Curtis	NEW OWNER	04413005900
(NAME)	(NAME)	
105 Claudia Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **David E. Lee Jr. and Ashley K. Lee, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Janet L. Curtis, a single woman,** hereinafter called the GRANTEE(S), his/her/their 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 all of Lot No. 32 on the Plan of The Knoll, of record in Plat Book 2330, Page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Claude S. Miller and wife, Jessie F. Miller by Warranty Deed from Veldon E. Porterfield and wife, Geraldine Porterfield, dated 01/30/2001, recorded 02/05/2001, of record in Instrument No. 20010205-0010745, in the Register's Office for Davidson County, Tennessee.

The said Claude S. Miller died on 04/29/2005, leaving the said Jessie F. Miller the sole surviving tenant by the entirety.

The said Jessie F. Miller died intestate on 11/01/2016, leaving the said Claude S. Miller Jr., Pamela L. Hansen, Sharon Burggraf, Gary D. Miller, Carole Miller Winkle, heirs at law as evidenced in Affidavit of Heirship being filed in Instrument Nos. 201811010108195 and 201811010108196.

The said Claude S. Miller Jr. died intestate on 02/25/2009, leaving the said, Heather Brokamp as his/her sole heirs at law as evidenced in Affidavit of Heirship being filed in Instrument Nos. 201811010108197 and 201811010108198.

Being the same property conveyed to George L. Thomas III, a married man by Warranty Deed from Pamela L. Hansen, Sharon Burggraf, Gary D. Miller, Carole Miller Winkle, Heather Brokamp, John Michael Sergent and

Alexander Sergent, dated 10/30/2018, recorded 11/01/2018, of record in Instrument No. 20181101-0108204, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David E. Lee Jr. and Ashley K. Lee, husband and wife by Warranty Deed from George L. Thomas III, a married man, dated 01/25/2019 and recorded 01/29/2019, of record in Instrument 201901290008393, Register's Office for Davidson County, Tennessee

Subject To (1) All matters shown on the plat of record in Plat Book 2330, Page 94, (2) Covenants, conditions, easements and restrictions of record in Book 2595, Page 523, in the Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 105 Claudia Drive, Old Hickory, TN 37138

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 4th day of April, 2022.

David E. Lee Jr.

Ashley K. Lee

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David E. Lee Jr. and Ashley K. Lee,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4th day of April, 2022.

Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 1640958
Warranty Deed TN

$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 April 4, 2022.

Tracey Trumphour
Affiant
Date: 4-4-2022

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 4 day of April, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY