Karen Johnson Davidson County
Batch# 870813 DEEDWARR
06/14/2022 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $185.00
20220614-0067341

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#2902-143

ADDRESS NEW OWNER:
Michael E. Walker
P. O. Box 2861
Lebanon, TN 37088

SEND TAX BILL TO:
New Owner

Parcel ID:
086-04-0-003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dorothy A. Edwards,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Michael E. Walker and Cynthia C. Walker, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of Jackson's Retreat, Phase III, as of record in Book 5200, Page 517, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 143 fronts 110 feet on the southerly margin of Old Lebanon Dirt Road and extends back 151.18 feet on the westerly line and 142.68 feet on the easterly line to a dead line in the rear measuring 52.68 feet thereon.
>
> Being the same property conveyed to Dorothy A. Edwards, an unmarried woman by deed dated October 17, 1984 from Randall Phillips Builders, Inc., in Book 6409, Page 110, Register's Office for Davidson County, Tennessee.

This is improved property known as 600 Old Lebanon Dirt Road, Hermitage, TN 37076. Possession is to be given on June 7, 2022.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her 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.

WITNESS our hands this the 6 day of June, 2022.

Dorothy A. Edwards

Dorothy A. Edwards

STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Dorothy A. Edwards,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6 day of June, 2022.

NOTARY PUBLIC

NATHAN P. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

My Commission Expires: MY COMMISSION EXPIRES: FEBRUARY 10, 2024

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$50,000.00**.

AFFIANT

Subscribed and sworn to before me on this 7 day of June, 2022.

NOTARY PUBLIC

My Commission Expires: 3/2/25

J DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 6/6/22.

John M. Lee, Attorney

Date: 6/6/22

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 7 day of June 2022.

Notary Public

J.B. ESS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES:
12-02-2023