WARRANTY DEED

Karen Johnson Davidson County
Batch# 871511 DEEDWARR
06/14/2022 03:19:27 PM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20220614-0067987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 04/09/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 04-09-2024

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
Andrew Jamison Herrington	NEW OWNER	053070056.00
(NAME)	(NAME)	
1806 Riverside 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 **Lori M. Davidson and James N. Ledford Jr., wife and husband,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Andrew Jamison Herrington, an unmarried man,** 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:

Being a part of Lot 32, Section F, Village F, Village of Old Hickory, as shown on revised plan recorded January 6, 1950, in Book 1424, page 131, in Register's Office for Davidson County, Tennessee; fronting 130.2 feet on Riverside Road, containing 0.63 acres, more or less.

And further being a part of Lot No. 33, Section F, Village of Old Hickory, as shown on revised plan recorded January 6, 1950, in Book 1424, page 131, in the Register's Office for Davidson County, Tennessee, more particularly described as follows: (1) BEGINNING with an iron pin on the northeast corner of Lot No. 33 and running thence the following courses and distances: (1) In a southerly direction along a curve, having radius of 345.2 feet, on westerly margin of Riverside Road 67.5 feet to an iron pin; thence (2) North 83 degrees 42' West 164.4 feet to an iron pin; thence (3) North 0 degrees 53' East 103.8 feet to an iron pin; thence (4) South 72 degrees 44' East 195.6 feet to an iron pin the point of beginning, containing .33 acres, more or less.

Being the same property conveyed to Lori M. Davidson and James N. Ledford, Jr. by Warranty Deed from Jay Frank Moore, dated 06/04/2019 and recorded 06/11/2019, of record in Instrument 201906110056009, Register's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Plat Book 1424, Page 131, (2) Charter of Hickory Village Neighborhood Association, Inc record in Book 8290, Page 865, 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 ☒ 1806 Riverside 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-RF-22-1806

Effective the 9th day of June, 2022.

James N. Ledford Jr.

Lori M. Davidson

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 **James N. Ledford Jr. and Lori M. Davidson,** 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 9th day of June, 2022.

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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