Karen Johnson Davidson County
Batch# 906008 DEEDWARR
08/22/2022 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $913.90
20220822-0094411

KAYLA ANN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00

Affiant

Subscribed and sworn to before me, this 17TH DAY OF AUGUST, 2022.

Kayla Ann Carter
Notary Public

MY COMMISSION EXPIRES: 3-7-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Romano	Primary Residential Mortgage (NAME)	
524 Ben Allen Road (ADDRESS)	1795 International Way (ADDRESS)	061-00-0-054.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Idaho Falls ID 83402 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Heirs and Beneficiaries of Tennie Mae Tollett, deceased, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joseph Romano, hereinafter called the Grantees, their heirs and assigns, that 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. 1 on the Plan of Option Realty INC. Subdivision of record in Plat Book 6200, Page 572, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William B. Tollett and wife, Tennie Mai Tollett by Warranty Deed from Stephen M. Lechiara and wife, Nancy Lechiara of record in Book 7764, Page 649, Register's Office for Davidson County, Tennessee, dated January 31, 1989 and recorded on February 02, 1989.

Said William B. Tollett became deceased on October 13, 2005, vesting Tennie Mai Tollett as surviving tenant. Said Tennie Mai Tollett died Intestate on June 14, 2021 leaving the property to her heris at law; Angela Sue Hebbeler, William Lee Tollett, and Richard Joe Tollett. Affidavit of Herirship recorded simultaneouly herewith in Instrument No. __202208220094410_____.

William Lee Tollett executes this instrument by and through Angela Sue Hebbeler, Attorney in Fact pursuant to his Power of Attorney recorded Instrument No. 20220721-0083770, Register's Office for Davidson County, Tennessee, dated June 27, 2022, and recorded on July 21, 2022.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 524 Ben Allen Road, Nashville, TN 37216
(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 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 hand(s) this 17th day of August, 2022.

WARRANTY DEED
(Continued)

Heirs and Beneficiaries of Tennie Tollett

BY: _____
Angela Sue Hebbeler

BY: _____
William Lee Tollett by: Angela Sue Hebbeler,
Attorney In Fact Instrument No. 20220721-0083770

BY: _____
Richard Joe Tollett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Angela Sue Hebbeler and Richard Joe Tollett , the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of August, 2022.

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: 7/6/2026

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, the within named Angela Sue Hebbeler, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for William Lee Tollett, the within named bargainor, and that he/she, as such attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of William Lee Tollett by himself/herself as attorney-in-fact and attesting the same by the said Angela Sue Hebbeler as attorney-in-fact.

Witness my hand and seal on this the 17 day of August, 2022.

My commission expires: 7/6/2026 _____ Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Certificate of Authenticity

I, Joshua A. Terry, 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 8/17/22.

Affiant Signature

8/19/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/19/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON