Karen Johnson Davidson County
Batch# 912606 DEEDWARR
09/06/2022 09:14:18 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20220906-0099614

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $335,000

Affiant Signature

Subscribed and sworn to before me on this the 30th Day of August, 2022

Notary Public

My Commission expires 9 / 16 / 23

TENNESSEE NOTARY PUBLIC My Comm Exp. 09/16/23 ANA MARIA WILLINGHAM COUNTY OF WILLIAMSON

NAME AND ADDRESS OF PROPERTY OWNER:
Victoria Rae. Lessenberry
656 Old Lebanon Dirt Road
Hermitage, TN 37076-4347
SEND TAX BILLS TO:
Victoria Rae Lessenberry
656 Old Lebanon Dirt Rd.
Hermitage, TN 37076-4347
MAP AND PARCEL NUMBER: Tax ID #: 08604002600

WARRANTY DEED

22NT01139

Effective the 30th Day of August, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Vivian A. Williams, a single woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Victoria Rae Lessenberry, an umarried woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 178 on the Final P.U.D. Plan of Phase I, Rachel's Retreat, of record in Book 5200, page 516, said Register's Office.

Said Lot No. 178 fronts 83.75 feet on the southerly margin of Old Lebanon Dirt Road and extends back 107.98 feet on the westerly line and 173.99 feet on the broken easterly line to a dead line in the rear measuring 91.61 feet thereon.

Being the same property as conveyed to Vivian A. Williams, a single woman by Warranty Deed from Julie A. Medlin, a single woman dated 11/30/2006 recorded 12/06/2006 in Book NA, Page NA, as Document Number 20061206-0150640, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 656 Old Lebanon Dirt Rd, Hermitage, TN 37076-4347

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 30th day of August, 2022

Vivian A. Williams

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Vivian A. Williams**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 30th day of August, 2022.

Notary Public

ANAMARIA WILLINGHAM NOTARY PUBLIC TENNESSEE My Comm Exp. 09/16/23 COUNTY OF WILLIAMSON

My commission expires: 9/16/23