Karen Johnson Davidson County
Batch# 927253 DEEDWARR
10/10/2022 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,010.10
20221010-0111062

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: $273,000

Affiant Signature

Subscribed and sworn to before me on this the 6th Day of Oct, 2022

Notary Public

My Commission expires 7/7/2025

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Lilyann Properties, LLC
P.O. Box 1027,
Antioch, TN 37013
SEND TAX BILLS TO:
Lilyann Properties, LLC
P.O. Box 1027,
Antioch, TN 37013
MAP AND PARCEL NUMBER: Tax ID #: 08713007000

WARRANTY DEED

22NT01346

Effective the 6th Day of Oct, 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,

DeAndre Searcy, an unmarried man

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

Lilyann Properties, LLC

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. 236 on the Plan of Section 3, Valley Grove of record in Plat Book 5800, Page 153, 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 as conveyed to DeAndre Searcy, an unmarried man by Warranty Deed from Derrick Sandoval and Michelle Sandoval, husband and wife dated 07/24/2019 recorded 07/25/2019 in Book NA, Page NA, as Document Number 20190725-0073196, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 4616-4618 Forest Ridge Drive, Hermitage, TN 37076

This conveyance is made subject to restrictions of record in book 6011, page 304, book 6096 pg 287, and easement of record in book 221 page 384, register's office for Davidson County, Tennessee.

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 6th day of October, 2022

DeAndre Searcy

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **DeAndre Searcy,,** 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 6th day of October, 2022.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Tennessee Certification of Electronic Document

I, Ruth Turner 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 10/6/2022 (date of document).

Affiant Signature

10/10/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 of Oct., 2022.

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24