Karen Johnson Davidson County
Batch# 944179 DEEDWARR
11/22/2022 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20221122-0123795

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

L&L#2902-143A

ADDRESS NEW OWNER:
Charles Brownell
1001 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

SEND TAX BILL TO:
New Owner

MORTGAGEE:

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 GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael E. Walker and Cynthia C. Walker, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Charles Brownell and Candance Brownell, 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 Michael E. Walker and Cynthia C. Walker, husband and wife by Deed dated October 17, 1984 from Randall Phillips Builders, Inc., in Book 6409, Page 110, in the Official Records of Davidson County, Tennessee.

This is improved property known as 600 Old Lebanon Dirt Road, Hermitage, TN 37076. Possession is to be given on November 22, 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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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 22nd day of November, 2022.

Michael E. Walker

Cynthia C. Walker

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael E. Walker and Cynthia C. Walker, husband and wife,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of November, 2022.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires April 26, 2026

My Commission Expires: 4-26-26

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$230,000.00**.

AFFIANT

Subscribed and sworn to before me on this 22nd day of November, 2022.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires April 26, 2026

My Commission Expires: 4-26-26

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 11/22/22.

John M. Lee, Attorney

Date: 11/22/22

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 22 day of November 2022.

Notary Public

MY COMMISSION EXPIRES:
12-02-2023

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY