Karen Johnson Davidson County
Batch# 968713 DEEDWARR
02/08/2023 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20230208-0009025



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 565,000.00

Madelyn Rivera
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2023

Notary Public

MY COMMISSION EXPIRES: 9-6-26

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERIC RIVERA AND JENNIFER A. RIVERA	New Owner	110-03-0A-110-00C0
(NAME) 4618 Hessey Road	(NAME)	
(ADDRESS) Mt. Juliet TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHERYL LYNN ODUM AND LINDA GAIL AIKEN, CO-TRUSTEES OF THE ODUM - AIKEN REVOCABLE TRUST DATED OCTOBER 22, 2020,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ERIC RIVERA AND JENNIFER A. RIVERA, HUSBAND AND WIFE.,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 110 on the Plan of Final Plat, Phase 4, Lakeside Meadows, of record in Instrument 20080430-0044160, Register's Office for Davidson County, TN, to which reference is hereby made for a more complete description.

Being the same property conveyed to Cheryl Lynn Odum and Linda Gail Aiken, co-trustees of The Odum - Aiken Revocable Trust dated October 22, 2020 by Deed dated October 22, 2020 from Cheryl Lynn Odum and Linda Gail Aiken, recorded October 26, 2020, in Instrument Number 20201026-0123949, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 4618 Hessey Road, Mt. Juliet, TN 37122

LT&E File #19789

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 7th day of February, 2023

The Odum - Aiken Revocable Trust dated October 22, 2020

By: _____
Cheryl Lynn Odum, Co-Trustee

By: _____
Linda Gail Aiken, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, **Cheryl Lynn Odum and Linda Gail Aiken**, the bargainor(s), 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 acting the Co-Trustee(s) of **The Odum - Aiken Revocable Trust dated October 22, 2020**, with the authority to transfer and convey by themselves as the Co-Trustee(s) under the said **The Odum - Aiken Revocable Trust dated October 22, 2020.**

Witness my hand and official seal, this 7th day of February, 2023.

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission expires: 11/3/25

LT&E File #19789

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 2/7/23.

Affiant Signature

2/7/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY