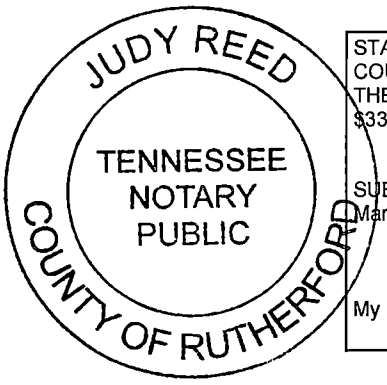


STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$338,900 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st day of March, 2023

NOTARY PUBLIC

My commission expires 11 26 25

THIS INSTRUMENT PREPARED BY & RETURN TO
Birthright Title, LLC
2800 N Mt Juliet Road
Mt Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER	SEND TAX BILLS TO	MAP & PARCEL NUMBERS
Jeffrey Roling	Mid America Bank	086-09-0-039 00
(NAME)	(NAME)	
209 Dockside Court	1511 Friendship Road	Karen Johnson Davidson County
(ADDRESS)	(ADDRESS)	Batch# 987435 **DEEDWARR**
Hermitage, TN 37076	Jefferson City, MO 65101	04/03/2023 08 53 22 AM 2 pgs
		Fees $13 00 Taxes $1,253 93

20230403-0023696

Warranty Deed

For and in Consideration of the sum of $10 00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Lynea A. Grandy, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jeffrey Roling , a single person**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being Lot(s) 35, as shown on the map entitled Section Three, Lakeside Woods Estates, of record in Book 7900, pages 218-220, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to LYNEA A GRANDY, UNMARRIED, by deed from DUSTIN SMITH AND ANGELICA SMITH, HUSBAND AND WIFE, of record as Instrument No 20140728-0066572, dated July 21, 2014, said Register's Office

This property is __unimproved _X_improved property known as 209 Dockside Court, Hermitage, TN 37076

PROPERTY TAXES for the current year shall be prorated as of date of deed

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to make this conveyance, that the same is free, clear and unencumbered, except as noted herein, and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated

Witness our hands this 31st day of March, 2023

Lynea A Grandy

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lynea A Grandy, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 31st day of March, 2023

Notary Public
My Commission Expires

