Karen Johnson Davidson County
Batch# 997775 DEEDWARR
05/01/2023 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $588.30
20230501-0031702

WARRANTY DEED

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES: 5.3.26

(AFFIX SEAL)

MST 2023-0312(Seller)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Batson Homes, Inc.	Same as New Owner	110 00 0 220.00
(NAME)	(NAME)	
120 Donelson Pike, #101		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **Robert E. Lee, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank Batson Homes, Inc.,** 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of Lot 2, Final Plat of a portion of Tract 3 of the Resubdivision of lot 1 of the Orville Earhart Subdivision of record in Instrument No. 20220914-0102425, 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 a portion of the property conveyed to Robert E Lee by Deed from Orville Earheart and wife, Allie Mae Earheart of record in Book 6424, page 562, Register's Office for Davidson County, Tennessee, dated 11/12/1984.

Subject to: Property taxes have been prorated and all matters as set forth on the plat of record in Plat in Instrument #20220914-0102425, Register's Office for said County.

Said property is vacant and not Grantor's primary marital residence.

This property, known as 1681 Stewarts Ferry Pk, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 20th DAY OF April, 2023.

Robert E. Lee

STATE OF Tennessee
COUNTY OF Willliamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Robert E. Lee, 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 at office, this 20th day of April, 2023.

Notary Public

My commission expires: 7-20-2024

(SEAL)



Certification of Recorded Documents

I, Karen Suggs, 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 April 28, 2023.

Karen Suggs

(AFFIANT) – Karen Suggs

04/28/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 28th day of April, 2023

My commission expires: 3.3.26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY