Karen Johnson Davidson County
Batch# 1004243 DEEDWARR
05/17/2023 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20230517-0036887

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tyler Stephens Reese Kara Salpeter Reese 1410 Oakland Acres Dr. Madison, TN 37115	First Horizon Bank 12719 Cantrell Road Little Rock, AR 72223	051110- 088.00

THIS INDENTURE, made this 11th day of May 2023 between

Cindi Jane Barnes, married and Jon Craig LeMay, married

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Tyler Stephens Reese and Kara Salpeter Reese, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Number 15, on the Re-Subdivision of Lots 10 & 15, Section 11, Oakland Acres of record in Book 4350, page 79, and amended in Book 4413, page 921, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being the same property conveyed to Ruby Rich and husband, John T. Rich by Warranty Deed from Stephen C. LeMay and wife, Christy R. LeMay of record in Book 6389, page 558, Register's Office for Davidson County, Tennessee. John T. Rich aka John Thomas Rich having died 8/16/2005, predeceasing Ruby Rich. Ruby Rich aka Ruby B. Rich aka Ruby Byrdese Rich having died 2/24/2013 intestate leaving Christy Jane LeMay as her only heir-at-law as established by Affidavit of Heirship of record in Instrument Number 20131202-0122453, said Register's Office. Christy Jane LeMay aka Christy Jane Rich LeMay having died 4/21/2017 intestate leaving Steven Craig LeMay, Cindi Jane Barnes and Jon Craig LeMay as her only heirs-at-law as established by Affidavit of Heirship of record in Instrument Number 20180718-0069919 and 20180119-0005887, said Register's Office. Steven Craig LeMay having disclaimed his interest in said property by Disclaimer of Interest of record in Instrument Number 20180119-0005886, said Register's Office.

This is (X) improved ( ) unimproved property known as: 1410 Oakland Acres Dr., Madison, TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, their heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2023 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

Cindi Jane Barnes
Cindi Jane Barnes

Jon Craig LeMay
Jon Craig LeMay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Cindi Jane Barnes and Jon Craig LeMay, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee, on this the 11th day of May 2023.

Melissa Heavener
Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $710,000.00.

Jon Craig LeMay
Affiant

Sworn to and subscribed before me, this 11th day of May 2023.

Melissa Heavener
Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03 2023

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 May 17, 2023 (date of document).

Affiant Signature

May 17, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 17th day of May, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023