NEW OWNER:
SANKOUMBA DIAOUNE
3044 LEBANON PIKE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
LEGACY HOME LOANS, LLC dba STEADFAST MORTGAGE
1036 STEARMAN DRIVE, STE 6
WHITE HOUSE, TN 37188

Map & Parcel No.: 08511010500

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 23-0418

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1007563 **DEEDWARR**
05/25/2023 12 23·14 PM 3 pgs
Fees $18 00 Taxes $2,397 23

20230525-0039527

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Forty-Seven Thousand Nine Hundred and 00/100 Dollars ($647,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROBERT E. PROSSER, CO-EXECUTOR and SANDRA P. HAHN, CO-EXECUTOR OF THE ESTATE OF MARGIT PROSSER, ROBERT E. PROSSER, SANDRA P. HAHN, TIMOTHY W. PROSSER, and PETER J. PROSSER,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **SANKOUMBA DIAOUNE,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being more particularly described, according to a survey by Gary R. Cummings, as follows:
>
> Beginning at a point on the Westerly margin of Lebanon Road, said point being 429.91 feet South of the Howard K. Hale Property and also being the Southeasterly corner of the Charles R. Smith Property; thence S 14 deg 32 min 14 sec W 287.61 feet to a point; thence N 60 deg 36 min 30 sec W 511.00 feet to a point; thence N 29 deg 23 min 30 sec E 280.00 feet to a point; thence S 60 deg 36 min 30 sec E 445.55 feet to the point of beginning.
>
> Being the same property conveyed to ORLIN J. PROSSER and wife, MARGIT PROSSER, by Warranty Deed from C. E. Hooper and wife, Peggy K. Hooper, dated September 28, 1976, and of record in Book 5073, Page 298, Register's Office for DAVIDSON County, Tennessee. Orlin J. Prosser and Margit Prosser remained married without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Orlin J. Prosser; therefore, Margit Prosser is the surviving tenant by the entirety to the property herein. Margit Prosser is now

deceased, having died a widow and testate on February 17, 2022. For further reference to title, see the Estate of Margit Prosser, Case No. 22P363, in the Seventh Circuit Court for Davidson County, Tennessee, whereby pursuant to her Last Will and Testament, she devised her interest in the property herein to her children: SANDRA P. HAHN, a two-fifths (2/5) undivided interest, ROBERT E. PROSSER, a one-fifth (1/5) undivided interest, TIMOTHY W. PROSSER, a one-fifth (1/5) undivided interest, and PETER J. PROSSER, a one-fifth (1/5) undivided interest.

THIS IS IMPROVED PROPERTY more commonly known as **3044 LEBANON PIKE, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their 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 all visible easements, rights-of-way and matters shown on an unrecorded survey by Gary R. Cummings, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given June 4, 2023 at 8:00 a.m.

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

WITNESS OUR SIGNATURE hereto this 22nd day of May, 2023.

ESTATE OF MARGIT PROSSER

By: Robert E. Prosser Co-Executor
Robert E. Prosser, Co-Executor

By: Sandra P. Hahn, Co-Executor
Sandra P. Hahn, Co-Executor

Robert E. Prosser
ROBERT E. PROSSER

Sandra P. Hahn
SANDRA P. HAHN

Timothy W. Prosser
TIMOTHY W. PROSSER

Peter J. P
PETER J. PROSSER

STATE OF TENNESSEE

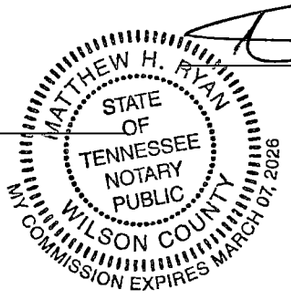
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ROBERT E. PROSSER, CO-EXECUTOR and SANDRA P. HAHN, CO-EXECUTOR OF THE ESTATE OF MARGIT PROSSER**, 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 May, 2023.

NOTARY PUBLIC

My commission expires: _____



STATE OF TENNESSEE

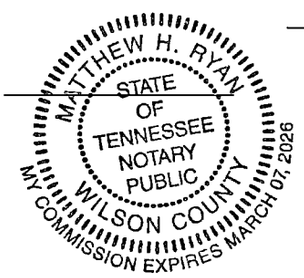
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ROBERT E. PROSSER, SANDRA P. HAHN, TIMOTHY W. PROSSER and PETER J. PROSSER**, 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 May, 2023.

NOTARY PUBLIC

My commission expires: _____



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The actual consideration or value, whichever is greater, for this transfer is **$647,900.00.**

AFFIANT

Sworn to and subscribed to before me this 22nd day of May, 2023.

NOTARY PUBLIC

My commission expires: _____

