Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-TRA-23-813

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1012265 DEEDWARR
06/07/2023 10 47 41 AM 2 pgs
Fees $13 00 Taxes $1,017 50

20230607-0043227

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No P23-6082-WE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Revision Homes, LLC	NEW OWNER	076-09-0A-042 00-CO
(NAME) Glancy 110 ~~Glacy~~ Street, #106	(NAME) 110 Glancy St Ste 106	
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Five Thousand And No/100 Dollars ($275,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, LISA WONES LEHMANN, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REVISION HOMES, LLC., HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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 42 on the Plan of Final Plat of Chandler Grove of record in Plat Book 7900, Page 796, and amended in Book 7900, Page 802, 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 the same property conveyed to Leslie Wones Spahr by Warranty deed from Zaring Homes Inc of record in Book 10605, page 816, Register's Office for Davidson County, Tennessee, dated September 11, 1997 and recorded on September 11, 1997 Leslie Wones Spahr died intestate on July 16, 2022, leaving Lisa Wones Lehmann as her sole heir-at-law See Affidavit of Heirship recorded as Instrument No 20230421-0029596, Register's Office for 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

unimproved ☐
This is improved ☒ property, known as 813 Chandler Grove Drive, Hermitage, TN 37076
(House No) (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 successors 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 successors 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 hand this 5th day of June, 2023

Lisa Wones Lehmann by Hillary Monroe Smith, Attorney-in-Fact pr attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the with named **Hillary Monroe Smith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Lisa Wones Lehmann** as her Attorney in Fact, as the free act and deed of the within named **Lisa Wones Lehmann.**

Witness my hand and official seal this the 5th ~~3rd~~ June ~~May,~~ 2023

Tracey Perry
Notary Public

My Commission Expires·
5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON