Karen Johnson Davidson County
Batch# 1016666 DEEDWARR
06/20/2023 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20230620-0046654

WARRANTY DEED

KAREN L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th day of June, 2023.

(Affix Seal) Notary Public

My Commission Expires: _____

2023-04-860

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sterling Thomas and Melanie Thomas 8212 Londonberry Road Nashville, TN 37221	New Owner	Map/Parcel 141-15-0D-228.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gabriel Matthew Liesemeyer and Anna Rose Liesemeyer, husband and wife**, hereinafter called the GRANTORS, has bargained and sold, and by these presents does hereby transfer and convey unto **Sterling Thomas and Melanie Thomas, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that 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. 228 on the Plan of Phase III-B, "Sheffield" on The Harpeth of record in Plat Book 7900, Page 443, 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 Gabriel Matthew Liesemeyer and Anna Rose Liesemeyer, husband and wife by Warranty deed from Leon R. Harrison, III and wife, Kristine Marie Harrison of record in Instrument No. 20200727-0081745 Register's Office for Davidson County, Tennessee, dated July 23, 2020 and recorded on July 27, 2020.

This conveyance is subject to the following: Davidson County property taxes for the year 2023 and subsequent years, a lien not yet due and able, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 8212 Londonberry Road, Nashville, TN 37221 .

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind themselves, their heirs and assigns, 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.

Effective the 16th day of June, 2023:

Gabriel Matthew Liesemeyer

Anna Rose Liesemeyer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16 day of June, 2023, before me personally appeared Gabriel Matthew Liesemeyer and Anna Rose Liesemeyer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16 day of June, 2023.

Notary Signature
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC KATHLEEN HALE MCCLELLAN WILLIAMSON COUNTY My Commission Expires 11-16-2024

STATE OF TENNESSEE NOTARY PUBLIC KATHLEEN HALE MCCLELLAN WILLIAMSON COUNTY My Commission Expires 11-16-2024

I, Kara Wall, 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 6/16/23 (date of document).

Affiant Signature

Date 6/20/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025