Karen Johnson Davidson County
Batch# 1036174 DEEDWARR
08/08/2023 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20230808-0061545

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#4539-249

ADDRESS NEW OWNER:
Michael Cerullo
169 Bland Drive
Mt Juliet, TN 37122

SEND TAX BILL TO:
New Owner

MORTGAGEE:

Parcel ID:
054-14-0-084

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rising Sun Development, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Michael Cerullo and Lindsey Cerullo, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee being Lot No. 249 on the Plan of Brandywine Farms, Section 15, of record in Book 4660, Page 123, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Rising Sun Development, LLC, a Tennessee Limited Liability Company by deed dated April 14, 2023 from Roger Thomas Ligon Jr., Trustee of the Ligon Family Trust, in Instrument Number 20230419-0028820, Register's Office for Davidson County, Tennessee.

This is improved property known as 210 Rising Sun Terrace, Old Hickory, TN 37138. Possession is to be given on August 8, 2023.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its successors 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.

WITNESS my hand this the 8th day of August, 2023.

Rising Sun Development, LLC, a Tennessee
Limited Liability Company

By: _____
Roger Thomas Ligon, Jr., Sole Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Roger Thomas Ligon Jr.** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Sole Member of Rising Sun Development, LLC,** the within named bargainor, a limited liability company, and that he as such **Sole Member**, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company as such **Sole Member**.

WITNESS my hand and official seal at office this 8th day of August, 2023.

_____
NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires April 26, 2026

My Commission Expires: 4-26-26

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$525,000.00**.

_____
AFFIANT

Subscribed and sworn to before me on this 8th day of August, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 4-26-26

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires April 26, 2026

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 8/8/23.

John M. Lee, Attorney

Date: 8/8/23

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 8 day of August 2023.

Notary Public

J.S. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES:
12-02-2023