Karen Johnson Davidson County
Batch# 1038236 DEEDWARR
08/15/2023 08 38 02 AM 2 pgs
Fees $13 00 Taxes $1,609 50
20230815-0063295

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-917

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of August, 2023

Notary Public

MARISA BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Commission Expires October 25, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tanya Sturm 408 North Cameron Court Hermitage, TN 37076	Same	064 11 0A 025 00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

John A. Lindsey and Donna R. LaRosa, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tanya Sturm, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 all of Lot No 25, on the Plan of Caleb Chase, a planned unit development, as shown by Plat appearing of record in Plat Book 6250, pages 821 & 822, of the register's office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said Lot

BEING the same property conveyed by Warranty Deed from Marilyn B Jordan, unmarried to John A Lindsey and Donna R LaRosa, husband and wife, recorded May 20, 2016, as Instrument No. 20160520-0050819 in Davidson County, Tennessee Register of Deeds

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as: 408 North Cameron Court, Hermitage, TN 37076

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 we so 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 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

Dated this the 9th day of August, 2023

John A. Lindsey

Donna R LaRosa

STATE OF TENNESSEE
COUNTY OF Wilson

On this 9th day of August, 2023, before me personally appeared John A Lindsey and Donna R. LaRosa, 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 9th day of August, 2023.

Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY