Karen Johnson Davidson County
Batch# 1040415 DEEDWARR
08/21/2023 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $37.00
20230821-0064871

WARRANTY DEED

AMY GENTRY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 8, 2025
COUNTY OF CANNON

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00.

Eileen Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. Eric Hennessee, Hennessee Law, P.O. Box 330793, Murfreesboro, TN 37133-0793

File No.: 23-209M

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Lucky Land Investing, LLC	SAME	098 00 0 155.00
(NAME)	(NAME)	
19 Louis Ave Unit C		
(ADDRESS)	(ADDRESS)	
Menands NY 12204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **LUCY R WILSON, WIDOW**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUCKY LAND INVESTING, LLC, A NEW YORK LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying and being in the 4th Civil District of Davidson County, Tennessee, and described as follows, to wit:

Beginning at a concrete monument at the northeast corner of the property conveyed to Harrison B. Wilson and wife, Lucy R. Wilson, by deed of record in Book 4302, page 677, Register's Office for Davidson County, Tennessee; thence north 7° 52' 03" east 405.04 feet to an iron pin; thence south 46° 46' 13" east 487.32 feet to an iron pin; thence south 39° 34' 26" west 621.22 feet to an iron pin; thence north 9° 51' west 32.90 feet to an iron pin; thence north 9° 38' 52" west 328.13 feet to the point of beginning, containing 3.57 acres, more or less.

BEING the same property conveyed by Warranty Deed from C. E. Hooper and wife, Peggy K. Hooper to Harrison B. Wilson and wife, Lucy R. Wilson, recorded November 23, 1976, as Book 5090 Page 576 in Davidson County, Tennessee Register of Deeds. The said Harrison B. Wilson died on July 28, 2019, leaving the said Lucy R. Wilson the sole surviving tenant by the entirety.

unimproved ☒
This is improved ☐ property, known as E of South New Hope Rd S of I-40, Nashville, TN 37211
(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 GRANTEE, their successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 18th day of August 2023

Lucy R Wilson

STATE OF Virginia

COUNTY OF Chesapeake

On this 18th day of August 2023, before me personally appeared Lucy R Wilson, 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 (or person's) free act and deed.

Witness my hand and official seal this 18th day of August 2023

Iris N. Leon
Notary Public
My Commission Expires: 10/31/2025

IRIS NOELIA LEON
NOTARY PUBLIC
REG # 7946330
MY COMMISSION EXPIRES
10/31/2025
COMMONWEALTH OF VIRGINIA

Tennessee Certification of Electronic Document

I, Eileen Smith, 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 8/18/23 (date of document).

Eileen Smith
Affiant Signature

8/21/23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 21st day of August, 2023

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

AMY GENTRY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
March 8, 2025
COUNTY OF CANNON