RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QCBB-16453-2023

Karen Johnson Davidson County
Batch# 1045825 DEEDWARR
09/05/2023 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,665.85
20230905-0069215

WARRANTY DEED

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August 2023

NOTARY PUBLIC

My commission expires: 01-06-25

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine Wooley 521 Summit Oaks Court Nashville, TN 37221	Same address as new owner	128-16-0B-054-00

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED TWENTY THOUSAND FIVE HUNDRED AND 00/100 Dollars ($720,500.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **THOMAS G. LIGHTSEY AND WIFE, NANCY C. LIGHTSEY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CATHERINE WOOLEY, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Phase Three, Summit Oaks, a planned unit development, of record in Instrument #20050315-0028141, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas G. Lightsey and wife, Nancy C. Lightsey, from French River Development Company, LLC, a Tennessee limited liability company, by Warranty Deed dated November 17, 2006 and recorded November 27, 2006 in Instrument #20061127-0146042, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ___✓___ improved property, known as: 521 Summit Oaks Court, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 31st day of August, 2023

GRANTOR(S)

Thomas G. Lightsey
Thomas G. Lightsey

Nancy C. Lightsey
Nancy C. Lightsey

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Thomas G. Lightsey and wife, Nancy C. Lightsey , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of August, 2023.

Notary Public

Tisha C. Baldwin
Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 September 5th, 2023.

Affiant

Date: September 5, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 5th day of September, 2023.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY