Karen Johnson Davidson County
Batch# 1056826 DEEDWARR
10/03/2023 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $920.38
20231003-0077746

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

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

W-SP-23-6007

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
R Stahl Properties LLC	**NEW OWNER**	
(NAME)	(NAME)	**086-01-0-026.00**
2789 Richland Church Road		
(ADDRESS)	(ADDRESS)	
Morgantown, KY 42261		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY ANN LEE NKA MARY ANN FINN, SINGLE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **R STAHL PROPERTIES LLC, A KENTUCKY LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 142 on the Plan of Dodson Heights, as of record in Book 2900, Page 113, Register's Office for said County.

Said Lot No. 142 is described as follows: Beginning at a point in the Southerly margin of Baltic Drive, the common front Corners of Lots Nos. 141 and 142; thence with the line between said lots, Southwestwardly 109.1 feet to a concrete monument, the common rear corners of lots Nos. 141, 142 and 143; thence with the line between Lots Nos. 142 and 143, Northwestwardly 90.1 feet to a point in the Easterly margin of Panama Drive at the common front corners of Lots Nos. 142 and 143; thence with said margin of said Drive, Northwardly 93.7 feet to a concrete monument at the beginning of a curve having a radius of 25.00 feet; thence around said curve, Northeastwardly 39.27 feet to a concrete monument in the Southerly margin of Baltic Drive; thence with said margin of said Drive, Southwardly 98.85 feet to the point of beginning.

Being the same property conveyed to Mary Ann Lee by Warranty Deed from Dossie D. Bissinger, Jr. and wife, Dollie Ruth Bissinger of record in Book 4674, page 180, Register's Office for Davidson County, Tennessee, dated January 17, 1973 and recorded on January 23, 1973.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2900, Page 113, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6007 Panama Drive, Hermitage, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 29th DAY OF SEPTEMBER, 2023.

Mary Ann Lee nka Mary Ann Finn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY ANN FINN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of September, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 9/29/23 (date of document).

Affiant Signature

Date 10/3/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

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