Karen Johnson Davidson County
Batch# 1065839 DEEDWARR
10/27/2023 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,034.63
20231027-0084297

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-17672-2023

WARRANTY DEED

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900.00.

Robert King Lamons
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October 2023

NOTARY PUBLIC

My commission expires: 11-28-26

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

ADDRESS NEW OWNER:	SEND TAX BILLS TO: (BH)	MAP-PARCEL NUMBERS
Bruce & David Prince 3828 Leona Pass Hermitage, TN 37076	~~Same address as new owner~~ Movement Mortgage 8024 Calvin Hall Rd. Indian Land, SC 29707	098-13-0C-191-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($549,900.00) 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, **ROBERT KING LAMONS AND MARY KELLY LAMONS, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRUCE PRINCE AND DAVID S PRINCE, A MARRIED COUPLE**, 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. 184 on the Plan of Final Plat, Phase 5, Section 1, The Meadows of Seven Points, of record in Instrument #20060522-0059944, 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 Robert King Lamons and Mary Kelly Lamons, husband and wife, from Stephen P. Bongiovanni and wife, Gloria H. Bongiovanni, by Warranty Deed dated February 14, 2018 and recorded February 16, 2018 in Instrument #20180216-0015403, 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 _X__ improved property, known as: 3828 Leona Pass, Hermitage, TN 37076

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 25th day of October, 2023

GRANTOR(S)

Robert King Lamons

Robert King Lamons

Mary Kelly Lamons

Mary Kelly Lamons

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Robert King Lamons and Mary Kelly Lamons, 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 25th day of October 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

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 October 25, 2023 (date of document).

Affiant Signature

October 27, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 27th day of October, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023