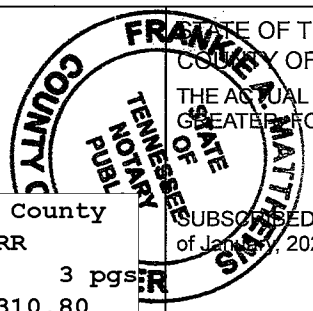
WARRANTY DEED



Karen Johnson Davidson County
Batch# 1095636 DEEDWARR
01/29/2024 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $310.80
20240129-0006233

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Tobias Joseph Idles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2024.

Notary Public

MY COMMISSION EXPIRES: 2-26-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Audrey Leigh Idles	New Owner	017 00 0 036.00
(NAME) 5998 Lickton Pike	(NAME)	
(ADDRESS) Goodlettsville TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Roy D. Ayers and Deborah F. Ayers, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Audrey Leigh Idles and Tobias Joseph Idles, wife and husband, 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:

Being Lot No. 1 on the Plan of Eunice Hitt Lots of record n Book 8250, Page 150, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more compete and accurate description.

Being the same property conveyed to Roy D. Ayers and wife, Deborah F. Ayers by deed from Eunice A. Hitt, a/k/a Annie E. Hitt, unmarried, dated April 7, 1996 and of record in Book 10044, Page 360, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the following:

Any and all easements and minimum building setback lines of record.

Any and all matters and notes on plat of record in Book 8250, Page 150, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5998 Lickton Pike, Goodlettsville, TN 37072
(House Number) (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 GRANTEES, their heirs and assigns forever; and we do 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.

Witness our hands this 29th day of January, 2024.

Roy D. Ayers

Deborah F. Ayers

STATE OF TENNESSEE

COUNTY OF Robertson

On this 29th day of January, 2024, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Roy D. Ayers and Deborah F. Ayers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
2-24-24

Notary Public

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Kathy Lee, 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 11/29/24.

Date

Affiant Signature

11/29/24
Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 29th day of January, 2024.

Notary's Signature

My Commission Expires: 5-20-25
Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON