Karen Johnson Davidson County
Batch# 1112985 DEEDWARR
03/20/2024 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $314.50
20240320-0019198

WARRANTY DEED

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Madison Silva
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2024.

Dana Warsop
Notary Public

MY COMMISSION EXPIRES: 3/2/2025
(AFFIX SEAL)

DANA MICHELLE WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dion Reeves and Sherry Reeves and Sherman Reeves	Dion Reeves and Sherry Reeves and Sherman Reeves	Parcel ID: 044 05 0 084.00
(NAME) 407 30th Street	(NAME) 407 30th Street	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Susan Meece, Trustee, Susan Meece Revocable Living Trust Agreement dated March 10, 2008**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dion Reeves, and Stephanie Reeves, husband and wife, and Sherry Reeves and Sherman Reeves, wife and husband, joint tenants with right of survivorship,** 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:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 118, on the map of Rayon City, of record in Book 843, Page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 118, as shown on said plan, fronts 50 feet on the northwesterly side of Lindberg Avenue and runs back between parallel lines 150 feet to a ten foot reserve strip, on which it measures 50 feet thereon.

Being the same property conveyed to Susan Meece, unmarried from Ardella Maddux, widow by Warranty Deed dated April 29, 1999 and recorded on April 30, 1999 in Book 11456, Page 172, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Susan Meece, Trustee, Susan Meece Revocable Living Trust Agreement dated March 10, 2008 from Susan Meece by Quitclaim Deed dated March 10, 2008 and recorded on March 14, 2008 in Instrument No. 20080314-0025924, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 349 Rayon Dr., Old Hickory, TN 37138

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 19th day of March, 2024

Susan Meece, Trustee, Susan Meece Revocable Living Trust Agreement dated March 10, 2008

BY: Susan Meece
Susan Meece

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Susan Meece, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Trustees of the Susan Meece Revocable Living Trust Agreement dated March 10, 2008,the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of March, 2024.

Notary Public

My Commission Expires: 3-2-27

(SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Tonya Loftin, 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 **March 19, 2024**.

Date

Tonya Loftin
Affiant Signature

March 20, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 20th day of March, 2024.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)