Karen Johnson Davidson County
Batch# 1116536 DEEDWARR
03/28/2024 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $924.82
20240328-0021770

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,950.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

06-NSH24-07379

Address of New Owner:	Send Tax Bills to:	Tax Information:
Richard Miller Wey 503 Cleves Street Old Hickory, TN 37138	CrossCountry Mortgage, LLC 2160 Superior Avenue Clevevland, OH 44114	044 11 0 156.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tammy D. Dedman, a single woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Richard Miller Wey, a single man**, hereinafter called the Grantees, their successors and assigns, a 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. 17, on the Plan of SECTION "A", VILLAGE OF OLD HICKORY, of record in Plat Book 1424, Page 68, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Tammie D. Dedman, an unmarried woman, by Warranty Deed from Patsy F. Lumbert, now Anthony, unmarried, of record in Instrument No. 20061013-0127444, in the Register's Office of Davidson County, Tennessee, dated September 29, 2006 and recorded on October 13, 2006.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 503 Cleves Street, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 27th day of March, 2024

Tammie D. Dedman

Tammie D. Dedman

STATE OF TENNESSEE

COUNTY OF WILSON

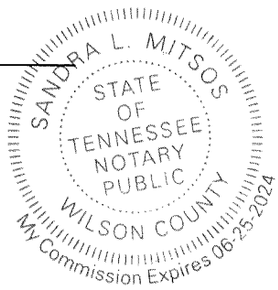
Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tammie D. Dedman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt Juliet, Tennessee, this 27th day of March, 2024.

Sandra L Mitsos

Notary Public

My Commission Expires:



True Copy Certification

I, **Pam Autry,** 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 this the 27 day of March, 2024.

Affiant Signature

Date 3/27/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027