NEW OWNER:
TAMMIE DORENE DEDMAN
501 LAUREL HILL DRIVE
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 24-0135

Map &Parcel No. 064130B07200

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1117019 DEEDWARR
04/02/2024 07:23:30 AM 4 pgs
Fees: $23.00 Taxes: $943.50
20240402-0022481

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Fifty-Five Thousand and 00/100 Dollars ($255,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JUSTIN WHEELER, BETH COTHRON and JENNIFER PREMO,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **TAMMIE DORENE DEDMAN, a single woman,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 501, Plan of Laurel Hill Courtyard Homes, of record in Plat Book 6900, Page 573, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to RANDY L. WHEELER, a single man, by Warranty Deed from Julia L. Lawless Byron, dated April 15, 1997, and of record in Book 10425, Page 799, Register's Office for DAVIDSON County, Tennessee. Randy L. Wheeler a/k/a Randy Lee Wheeler is now deceased, having died single and intestate on July 8, 2023 in Wilson County, Tennessee. For further reference to title, see Affidavit of Heirship, of record in Instrument No. 202404020022480, Register's Office for Davidson County, Tennessee, whereby the property owned by him at the time of his death passed to his only heirs-at-law, his children: Beth Cothron, Justin Wheeler, and Jennifer Premo.

This description is the same as in the prior deed.

This is not the principal residence of the Grantors.

THIS IS IMPROVED PROPERTY more commonly known as 501 LAUREL HILL DRIVE, OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6900, Page 573, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURES hereto this 28th day of March, 2024.

JUSTIN WHEELER

BETH COTHRON

JENNIFER PREMO

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JUSTIN WHEELER, BETH COTHRON and JENNIFER PREMO**, 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 official seal at office this 28th day of March, 2024.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

****

The actual consideration or value, whichever is greater, for this transfer is **$255,000.00**.

AFFIANT

Sworn to and subscribed to before me this 28th day of March, 2024.

NOTARY PUBLIC

My commission expires: _____

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Cherstin Johnston *(custodian's name)*, 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 28, 2024 *(date of document)*.

Custodian's Signature 3/28/24 date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 28th day of March, 2024

Notary Public

MY COMMISSION EXPIRES: _____

