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|---|---|
| Karen Johnson Davidson County<br>Batch# 1119734 DEEDWARR<br>04/05/2024 03:33:30 PM 3 pgs<br>Fees: $18.00 Taxes: $1,591.00<br>20240405-0024412 | STATE OF TENNESSEE<br>COUNTY OF<br><br>The actual consideration or value, whichever is greater, for this transfer is $430,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 4th day of April, 2024.<br><br>Notary Public<br><br>My commission expires: 01/23/28 |
| (Notary Stamp) | |

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
LHI-LTC, LLC
800 Crescent Centre Drive, Suite 430, Franklin, TN 37067

JACKIE RUDOLPH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

## WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Anne Weigand | Lower, LLC | 043 10 0 100.00 |
| 214 Nix Drive | 5950 Symphony Woods Rd. Suite 301 | |
| Madison, TN 37115 | Columbia, MD 21044 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Rickye D. Anderson and Darlene J. Anderson, husband and wife**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Anne Weigand, an unmarried woman**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 2 of the Resubdivision of Lot 26 (Not of record) of Anderson Estates, as shown in the Plat of record in Book 6050, Page 246, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular Description of said Property.

Being the same property conveyed to Rickye D. Anderson and Darlene J. Anderson, husband and wife, by Warranty Deed from Kelly Camille Jones, of record in Instrument No. 20181210-0119946, in the Register's Office of Davidson County, Tennessee, dated December 07, 2018, and recorded on December 10, 2018.

This is improved property known as **214 Nix Drive, Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for DAVIDSON County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 4th day of April, 2024.

Rickye D. Anderson

Darlene J. Anderson

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Rickye D. Anderson and Darlene J. Anderson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 4th day of April, 2024.

Notary Public
My Commission Expires: _____

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

# True Copy Certification

I, Yvette Meldrum, 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 April 4, 2024.

Signature
April 4, 2024

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this April 4, 2024

Notary's Signature
My Commission Expires: 01/23/2028

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON