Karen Johnson Davidson County
Batch# 1128980 DEEDWARR
04/30/2024 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20240430-0031374

# WARRANTY DEED

OBERSCHMIDT-H24078

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF April, 2024.

(Affix Seal) Notary Public

My Commission Expires: _____

RHONDA M. HANNAH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 5-19-2027

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**PROPERTY TITLE SERVICES, LLC**
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Leah Oberschmidt | Macon Bank and Trust | 44-15-168 |
| 904 Cleves Street | P.O. Box 10 609 RBS Rd. | |
| Old Hickory, TN 37138 | Lafayette, TN 37083 | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, COLSON LEONARD, A UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto LEAH OBERSCHMIDT, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 254, as shown on the map entitled Plan of Section "A", Village of Old Hickory, of record in Book 1424, page 68 (erroneously referred to as page 6B in deed), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Colson Leonard by deed from Geena B. Copeland and Paul G. Melton of record dated 01/21/2022 and recorded on 02/18/2022 in Instrument No. 20220218-0019300, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is ( X ) improved property known as 904 Cleves Street, Old Hickory, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 29th day of April, 2024 :

Colson Leonard

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Angela Hyde, a Notary Public in and for said County and State, the within named COLSON LEONARD, A UNMARRIED MAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville Tennessee, this 29th day of April, 2024.

Notary Public

My Commission Expires: 10/21/24

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

**Tennessee Certification of Electronic Document**

I, Unreadable, 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 4/29/2024 (date of document).

Affiant Signature

4/30/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30 day of April, 2024.

Notary's Signature

NOTARY'S SEAL

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

MY COMMISSION EXPIRES: