WARRANTY DEED

Karen Johnson
Batch # 1130746
05/03/2024 02:01:32 PM
Fees: $13.00 Taxes: $2,201.50

Davidson County
DEEDWARR
2 pgs

20240503-0032742

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 2-1-27
(AFFIX SEAL)

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 935 E. Trinity Lane, Nashville, TN 37207

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joseph C. Ledbetter	VSAA Federal Savings	098 00 0 022.00
(NAME)	(NAME)	
5935 S New Hope Rd.	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio TX 78288	
(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 Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Spartan Properties LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joseph C. Ledbetter, a single man**, hereinafter called the Grantee, his 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, Tennessee, being described as follows:

Beginning at a point in the Easterly margin of New Hope road, being the Southwest corner of the Dr. H.B. Wilson Property; thence along said margin South 23 Degrees 6 Minutes East 197.30 feet; thence North 74 Degrees 24 Minutes East 171.09 feet; thence North 7 Degrees 56 Minutes West 108.40 feet; thence North 82 Degrees 57 Minutes West 229.04 feet to the point of beginning.

Being the same property conveyed to Spartan Properties LLC from Clear Recon, LLC, Substitute Trustee by Substitute Trustee's Deed, dated May 25, 2023 and recorded on June 1, 2023 in Instrument No. 20230601-0041314, in the 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.

This is improved property, known as 5935 S New Hope Rd., Hermitage, TN 37076

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, his heirs and assigns forever; and it does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, hisr 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 its hand this 2nd day of May, 2024.

Spartan Properties LLC

BY: _____
Brent Wheeler
Member

STATE OF TENNESSEE

COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brent Wheeler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member, and is authorized to execute the instrument on behalf of Spartan Properties LLC, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal, this the 2nd day of May, 2024.

_____
Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY