NEW OWNER:
NISSI PAINTING CORPORATION
947 CURD ROAD
MT. JULIET, TN 37122

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: 24-0157

Map & Parcel No.: 15007048400

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1133516 DEEDWARR
05/10/2024 03:05:30 PM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20240510-0034697

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Sixty-Five Thousand and 00/100 Dollars ($365,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ELIZABETH S. FERGUSON,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **NISSI PAINTING CORPORATION,** ("Grantee"), its successors 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 Lot No. 538, Plan of Towne Village of the Country, Section 5, of record in Plat Book 6250, Pages 783 & 784, 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 ELIZABETH S. FERGUSON, by Quitclaim Deed from Randall T. Ferguson, dated August 26, 2008, and of record in Instrument No. 20080908-0091749, in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Randall T. Ferguson and wife, Elizabeth S. Ferguson, by Quitclaim Deed from Louise W. Ferguson, dated March 26, 1999, and of record in Book 11417, Page 466, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Randall T. Ferguson and wife, Elizabeth S. Ferguson and Louise W. Ferguson, unmarried, as joint tenants with right of survivorship, dated May 30, 1997, and of record in Book 10474, Page 63, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **3424 TOWNE VILLAGE ROAD, ANTIOCH, TN 37013**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors 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 6250, Pages 783 & 784, 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 MY SIGNATURE hereto this 30th day of April, 2024.

ELIZABETH S. FERGUSON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ELIZABETH S. FERGUSON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of April, 2024.

NOTARY PUBLIC

My commission expires: _____

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

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The actual consideration or value, whichever is greater, for this transfer is **$365,000.00.**

Lauren Tomlinson
AFFIANT

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

Janel L Johnson
NOTARY PUBLIC

My commission expires: 3/6/27

JANELL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 4/30/2024 (date of document).

Affiant Signature

5/10/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 of May 2024.

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025