This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-3363-LB

Karen Johnson Davidson County
Batch# 1140766 DEEDWARR
05/29/2024 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240529-0039891

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Kimberly M Thomas
Affiant

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 28th day of May, 2024.

Notary Public
My Commission Expires: 3/3/26

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Kimberly M. Thomas<br>3212 Lakeshore Drive<br>Old Hickory, TN 37138 | Southwest Airlines Federal Credit Union<br>2430 Shorecrest Drive<br>Dallas, TX 75235 | 054 09 0 046.00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Lesley K. Miller, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kimberly M. Thomas, a single woman**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Section 2, LIFE AND CASUALTY INSURANCE CO'S SUBDIVISION OF DABBS & ELLIOTT PROPERTY KNOWN AS DUPONTONIA, as recorded in Plat Book 843, Page 56, in the Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin in the Southerly boundary of Lakeshore Drive and running South 5 degrees, 47 minutes West 320.0 feet along the property of Vera White Oakley to an iron pin; thence South 77 degrees 17 minutes West 88.2 feet to an iron pin; thence North 0 degrees, 30 minutes East 342.7 feet to an iron pin in the Southerly boundary of Lakeshore Drive; thence along said Southerly boundary Lakeshore Drive South 89 degrees, 30 minutes East 44.6 feet to an iron pin; thence continuing along the Southerly boundary of Lakeshore Drive South 85 degrees, 49 minutes East 71.0 feet to the point of beginning.

Being the same property conveyed to Lesley K. Miller, unmarried, by Warranty Deed from Pajaq Investments Inc., of record in Instrument No. 20180307-0021384, in the Register's Office of Davidson County, Tennessee, dated March 01, 2018 and recorded on March 07, 2018.

This is ☒ improved or ☐ unimproved property located at: **3212 Lakeshore Drive, Old Hickory, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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,** Grantor has executed this instrument on this 28th day of May, 2024.

GRANTOR:

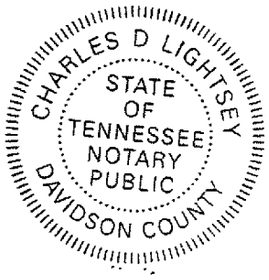
Lesley K. Miller

Lesley K. Miller

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lesley K. Miller, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of May, 2024.




Notary Public
My Commission expires: 3/3/26



202405290039891

**Tennessee Certification of Electronic Document**

I, Lutece Bone, 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 05/28/2024 (date of document).

Affiant Signature

05/29/2024
Date

State of TN

County of WILSON

Sworn to and subscribed before me this 29th day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 03-02-2028

NOTARY'S SEAL

