WARRANTY DEED

Karen Johnson Davidson County
Batch # 1141188 DEEDWARR
05/31/2024 11:16:29 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20240531-0040472

LR-SC-24-1074

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

LOGAN BELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/08/2027 CHEATHAM COUNTY

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Justice and Kelley Justice	**Same as New Owner**	
(NAME)	(NAME)	**025-00-0-052.00**
1074 Hitt Lane		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **PATSY J. REESE, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW JUSTICE AND KELLEY JUSTICE, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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, described as follows:

Beginning at a spike in the center of Hitt Lane at the intersection of the center line of said Hitt Lane and the western boundary line of the property conveyed to Shane, said point being the south corner of the property herein described; thence with the center of Hitt Lane, North 27 degrees 01' West 258.3 feet to a spike; and North 32 degrees 50' West 235.8 feet to a spike, North 40 degrees 51' West 200.6 feet to a spike; North 47 degrees 48' West 331.7 feet to a spike; and North 42 degrees West 193.2 feet to a spike in the southern boundary line of the property conveyed to Peay; thence with same and a fence South 87 degrees 39' East 859.4 feet to a fence post; Shane's northwest corner; thence with Shane's western boundary line South 8 degrees 26' West 920.7 feet to the beginning, containing 7.9 acres, more or less.

Being the same property conveyed to Cynthia L. Steltmann by Warranty Deed from Paul A. Reese and Diane T. Reese, dated December 30, 2014 and recorded January 2, 2015 in Instrument No. 20150102-0000092, Register's Office of Davidson County, Tennessee.

Cynthia L. Steltmann died testate on November 16, 2016. (Davidson County Probate Docket 17P-33)

Being the same property conveyed to Patsy J. Reese by Executors' Deed from Rhianna B. Porter, Executor of the Estate of Cynthia Lynn Steltmann, deceased, dated October 29, 2018 and recorded December 12, 2018 in Instrument No. 20181212-0120832, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024 a lien, not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1074 Hitt Lane, Goodlettsville, Tennessee 37072**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 29th DAY OF MAY, 2024.

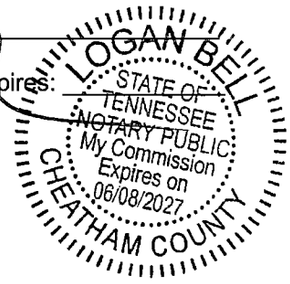
Patsy J. Reese

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATSY J. REESE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2024.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212