Karen Johnson
Batch # 1146582
06/12/2024 02:46:10 PM
Fees: $13.00 Taxes: $2,423.50

Davidson County
DEEDWARR
2 pgs

20240612-0044101

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QCBL-21975-24

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: VI-BM-24-8529

WARRANTY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00.

Leshi Ben DAVID SR
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 day of JUNE, 2024

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leshi Ben David, Sr. 8529 Beautiful Valley Drive Nashville, TN, 37221	Same address as new owner	126-14-0A-016-00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED FIFTY FIVE THOUSAND AND 00/100 Dollars ($655,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KATHRYN B. LINDSTROM, A SINGLE WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LESHI BEN DAVID, SR., A MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Travis Trace Subdivision, Phase 1A, of record in Instrument #20141016-0095781, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kathryn B. Lindstrom, a married person, from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, by Special Warranty Deed dated April 12, 2016 and recorded April 13, 2016 in Instrument #20160413-0035179, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X improved property, known as: 8529 Beautiful Valley Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 10th day of June, 2024

GRANTOR(S)

Kathryn B. Lindstrom

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Kathryn B. Lindstrom, a single woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10th day of June, 2024.

Notary Public

Helen Ponchillia

Printed Notary Name

My commission expires: September 28, 2026

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026