Karen Johnson Davidson County
Batch# 1152533 DEEDWARR
06/28/2024 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $920.38
20240628-0048938

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTI M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/31/2026
WILSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

06-NSH24-07898

Address of New Owner:	Send Tax Bills to:	Tax Information:
May Lilly 3727 West Magnolia Blvd #738 Burbank, CA 91505	NEW OWNER	150 07 0 460.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jacob Schober and Na'Imah Sabr Bennett, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **May Lilly, an unmarried woman**, hereinafter called the Grantees, their successors 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 Lot No. 70-B, on the Plan of ZONE LOT DIVISION, LOTS 46 AND 70, LAKESHORE WOODS, SECTION 3, of record in Plat Book 5200, Page 621, as amended in Plat Book 6250, Page 507, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jacob Schober and Na'Imah Sabr Bennett, husband and wife, by Warranty Deed from Walter N. Atcheson and wife, Mary F. Atcheson, of record in Instrument No. 20190913-0093016, in the Register's Office of Davidson County, Tennessee, dated September 13, 2019 and recorded on September 13, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 205 Tenonwood Court, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 27th day of June, 2024

Jacob Schober

Na'Imah Sabr Bennett

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jacob Schober and Na'Imah Sabr Bennett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 27th day of June, 2024.

Notary Public

My Commission Expires: _____

CHRISTI M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/31/2026
WILSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Meredith Bevington *(custodian's name)*, 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 June 28, 2024 *(date of document)*.

Custodian's Signature

6/28/24
date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 28th day of June, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

CHRISTI M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/31/2026
WILSON COUNTY