Karen Johnson Davidson County
Batch# 1159071 DEEDWARR
07/17/2024 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20240717-0053751

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
10-25-26
(AFFIX SEAL)

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH24-07943

Address of New Owner:	Send Tax Bills to:	Tax Information:
Donald Lieseke and Elesia Lieseke, husband and wife 3024 Cedarcliff Court Antioch, TN 37013	~~New Owners~~ See page 2	150-09-0-164-00

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, **Frank N. Kelley, III and Stephanie A. Kelley, Co-Trustee's of the 3024 Cedarcliff Court Trust,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Donald Lieseke and Elesia Lieseke, husband and wife,** 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. 9 on the Plan of Subdivision Plan for Phase II, Forest View Park Section V of record in Plat Book 6250, Page 458, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Frank N. Kelley, III and Stephanie A. Kelley, husband and wife by Warranty Deed from Mary E. Phrachak and Sithidet Phrachak, wife and husband of record in Instrument No. 20171003-0101127 Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 03, 2017.

Being the same property conveyed to Frank N. Kelley, III and Stephanie A. Kelley, Co-Trustee's of the 3024 Cedarcliff Court Trust by Quitclaim Deed from Frank N. Kelley, III and Stephanie A. Kelley, husband and wife of record in Instrument No. 20220915-0102951 Register's Office for Davidson County, Tennessee, dated August 16, 2022 and recorded on September 15, 2022.

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: 3024 Cedarcliff 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 1st day of July, 2024

Frank N. Kelley, III and Stephanie A. Kelley, Co-Trustee's of the 3024 Cedarcliff Court Trust

BY: F N Kelley COTRUSTEE
Frank N. Kelley III
Co-Trustee

BY: Stephanie A. Kelley, Co-Trustee
Stephanie A. Kelley
Co-Trustee

STATE OF Florida

COUNTY OF Miami-Dade

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Frank N. Kelley III, Trustee of the Frank N. Kelley, III and Stephanie A. Kelley, Co-Trustee's of the 3024 Cedarcliff Court Trust Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal at 10201 Collins Ave, Bal harbour- Florida, this 1st day of July, 2024.

Notary Public

My Commission Expires: 3/12/2028

Notary Public State of Florida
Valentina Phillips
My Commission HH 503365
Expires 3/12/2028

TAX BILLS:

VETRANS UNITED HOME LOANS
550 VETRANSUNITED DR.
COLUMBIA, MO 65201

True Copy Certification

I, Yvette Meldrum, 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 July 15, 2024

Affiant Signature _____

July 15, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15th day of July 2024.

_____
Notary's Signature

MY COMMISSION EXPIRES: 1-26-25

