Karen Johnson Davidson County
Batch# 1160728 DEEDWARR
07/23/2024 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $797.35
20240723-0055036

WARRANTY DEED

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22TH DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3-3-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0365

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brian A. Ledford and Shelly Rodocker	Wilson Bank & Trust	Map: 15008010500
(NAME) 3449 Country Way Rd.	(NAME) 623 W. Main St.	
(ADDRESS) Antioch, TN 37013-4915	(ADDRESS) Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($215,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GEORGE G. LEDFORD, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRIAN A. LEDFORD AND WIFE, SHELLY RODOCKER,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 395 Sheet #1, Planned Unit Development, Final P.U.D. on the Plan of Towne Village of the Country , Section 5, of record in Plat Book 6250, Page 783 and 784, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to George G. Ledford, by Quitclaim Deed from Martha J. Ledford, of record in Instrument No. 20061114-0141423, dated August 30, 2005, Register's Office for said County. See also prior deed of record in Instrument No. 20020716-0085419, dated May 30, 2002, said Register's Office.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 783 and 784, said Register's Office; (3) Water Main Easement of record in Book 7477, Page 782, in the Register's Office for Davidson County, Tennessee; (4) Water Main Easement of record in Book 5866, Page 45, in the Register's Office for Davidson County, Tennessee; (5) Sanitary Sewer Easement of record in Book 7477, Page 753, in the Register's Office for Davidson County, Tennessee; (6) Sanitary Sewer Easement of record in Book 5644, Page 667, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 6767, Page 456, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3449 Country Way Rd., Antioch, TN 37013-4915
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 22th day of July, 2024.

George G. Ledford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 22th day of July, 2024.

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certification of Recorded Documents

I, Tameika Jones, 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 22, 2024.

(AFFIANT) – Tameika Jones

07/22/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 22nd day of July, 2024.

My commission expires: 3-3-26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON