Karen Johnson Davidson County
Batch# 1180213 DEEDWARR
09/10/2024 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,307.95
20240910-0069864

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $~~353,500.00~~

Affiant

Subscribed and sworn to before me, this 9th day of September, 2024.

Notary Public
My commission expires: 4/23/2026

Crystal Johnson
State of Tennessee Notary Public
Sumner County

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Holly Reed	**United Wholesale Mortgage, LLC**	**03311007200**
919 Sun Valley Dr	**585 South Blvd. E**	
Madison, TN 37115	**Pontiac, MI 48341**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Leslie Chase Hale, a married man

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

Holly Reed, a married woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 229, plan of Primrose Acres, Section 3, of record in Book 2900, Page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Leslie Chase Hale, a married man, by Quitclaim Deed from William Eugene Brewer and wife, Betty Marie Brewer, who has since passed, dated January 10, 2023, of record in Instrument No. 20230127-0006467, in the Register's Office for Davidson County, Tennessee.

Subject property has never been the primary residence of said Grantor nor his spouse and/or dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 919 Sun Valley Dr, Madison, TN 37115.

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 in 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.

_____ Date: 9-9-24
Leslie Chase Hale

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Leslie Chase Hale, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of September, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 11-17-24

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 9/9/2024 (date of document).

Affiant Signature

9/10/2024
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 10 day of Sept. 2024.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County