Karen Johnson Davidson County
Batch# 1180387 DEEDWARR
09/11/2024 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,315.72
20240911-0070120

WARRANTY DEED

Lose-T24-037

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,871.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2024.

(Affix Seal) Notary Public

My Commission Expires:

TROY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075 (615)264-8709

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Elizabeth Heather Lose and John Mark Reed	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	073 03 0 027.00
2508 Pleasant Green Road	**408 Highway 76**	
Nashville, TN 37214	**White House, TN 37188**	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Will Rhodarmer and Cleo Greear**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Elizabeth Heather Lose and John Mark Reed, wife and husband**, hereinafter called the Grantees, their heirs and assigns, that 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. 74, Section 74, Section Two, Sutherland Heights, as shown on plat of record in Plat Book 2663, Page 58, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cleo Greear and William Rhodarmer, wife and husband by deed from Mike O'Connor and wife, Christina C. O'Connor of record in Instrument No. 201306210064084, recorded on 06/21/2013, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ Property known as: **2508 Pleasant Green Road, Nashville, TN 37214**

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, the GRANTORS, 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 that 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/our hand(s) this 9 day of Sept, 2024.

Will Rhodarmer

Cleo Greear

STATE OF TN

County OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Will Rhodarmer and Cleo Greear, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 9 day of Sept, 2024.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

True Copy Certification

I, **Pam Autry,** 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 this the 10 day of September, 2024.

Affiant Signature

Date 9/10/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028