Karen Johnson Davidson County Batch# 1189720 DEEDWARR 10/03/2024 03:24:30 PM 3 pgs Fees: $18.00 Taxes: $499.50 20241003-0076972	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for ~~this~~ transfer is $135,000.00. Affiant Subscribed and sworn to before me, this 2nd day of October, 2024. Notary Public My commission expires: 4/23/2025
(Notary Stamp)	

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

Crystal Johnson State of Tennessee Notary Public Sumner County

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Gary Wisniewski	**New Owner**	**087-00-0-066.00**
6064 Central Pike		
Mt. Juliet, TN 37122		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Darlene W. Stafford, Trustee of The Eugene R. Stafford and Darlene W. Stafford Revocable Living Trust

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Gary Wisniewski

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a point in the North margin of the Central Pike, being the Southeast corner of Herman Johnson's property, and running thence in a Northerly direction with the Eastern boundary of the said Herman Johnson's land 214 feet 8 inch to a point; thence in a Easterly direction 224 feet to a point; thence in a Southerly direction 170 feet to a point in the North margin of the Central Pike, 238 feet East of the beginning point; and running thence in a Westerly direction with the Northerly margin of the Central Pike 238 feet to the beginning.

Being the same property conveyed to Eugene R. Stafford, Trustee of The Eugene R. Stafford Revocable Living Trust and Darlene W. Stafford, Trustee of The Darlene W. Stafford Revocable Living Trust by Warranty Deed from Lillian S. Ricketts, unmarried of record in Instrument No. 20100518-0038142 Register's Office for Davidson County, Tennessee, dated May 05, 2010 and recorded on May 18, 2010. Eugene R. Stafford has since passed on June 29, 2011.

This is improved property known as **4287 Central Pike, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 2nd day of October, 2024.

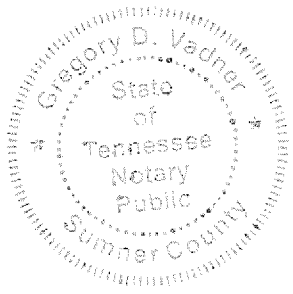
Darlene W. Stafford, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Darlene W. Stafford**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Eugene R. Stafford and Darlene W. Stafford Revocable Living Trust**, a revocable trust, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and official seal this 2nd day of October, 2024.

Notary Public
My Commission Expires: 3-23-27



Lenders Title Company File No. 24-000673-626

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 10/2/2024 (date of document).

Affiant Signature

10/3/2024
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 3 day of Oct., 2024.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County