Karen Johnson Davidson County
Batch# 1190859 DEEDWARR
10/07/2024 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $661.38
20241007-0077845

Prepared by and
After Recording Return to:
Blake Garner, Attorney
Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

LORI T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2024.

Notary Public
My Commission Expires:
8/21/2027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	Map and Parcel
Donald Teesdale P.O. Box 17623 Nashville, TN 37217	Donald Teesdale P.O. Box 17623 Nashville, TN 37217	Tax Map(s): 052- Parcel(s): 16-0-117.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,
DEAN ALLAN LUPSON, UNMARRIED
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
DONALD TEESDALE, UNMARRIED
HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER 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. 3 on the Plan of Resubdivision of Lot 3 and 4, Marlin Meadows, Section No. 5, of record in Plat Book 8250, Page 378, 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 Dean Allan Lupson, a single man, by Warranty Deed from Mike T. Keith, a single man, and Thomas Keith and Eileen M. Keith, husband and wife, dated 4/25/2019 and recorded 5/1/2019 in Instrument No. 20190501-0040197, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1206A Berwick Trail, 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 GRANTEE(S), ITS/THEIR/HIS/HER heirs and assigns forever; and I/we so covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of September, 2024.

Dean Allan Lupson

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

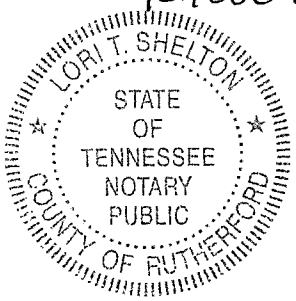
Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Dean Allan Lupson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of September, 2024.

Notary Public

My Commission Expires: 8/21/2027

(SEAL)



Certificate of Authenticity

I, Aimee Cain, 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 October 3, 2024.

Date

Aimee Cain

Affiant Signature

October 7, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 7th day of October, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 3-18-2028
RUTHERFORD COUNTY