WARRANTY DEED

Karen Johnson Davidson County
Batch# 1192308 DEEDWARR
10/10/2024 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,006.40
20241010-0078720

STATE OF TENNESSEE, COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $272,000.00.

Affiant

Subscribed and sworn to me on Oct 10, 2024.

NOTARY PUBLIC

My Commission Expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

OKORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Jeremy H. Cherry, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #37050

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Dalibor Lesso 224 Warrior Rd Nashville, TN 37115	NEW OWNER	052-04-0-068.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ADAM KELLY BILSING, an unmarried man, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto DALIBOR LESSO,a married man, hereinafter called "GRANTEE," his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 71, as shown on the map entitled the Plan of Arrowhead Estates, Section 2, of record in Book 5050, page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and more accurate property description.

Being the same property conveyed to Adam Kelly Bilsing, unmarried man by Warranty Deed dated December 20, 2021, from George J. Murphy and Patricia K. Murphy, husband and wife, and recorded December 21, 2021 as Instrument No. 20211221-0168652, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following: : (i) 2024 Davidson County property taxes, and subsequent years taxes and assessments which have been paid by the Grantor(s) and prorated between the parties; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plat of record in Plat Book 5050, page 83, Register's Office for Davidson County, Tennessee; ; (vi) and health department regulations that may affect the property.

BEING ☐ **unimproved** ☒ **improved property known as:**

224 Warrior Road, Madison, TN 37115

(House Number) (Street) (City or Town) (State) (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 GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant 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, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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.

WITNESS my/our hand(s) this 8th day of October, 2024.

Adam Kelly Bilsing

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared ADAM KELLY BILSING to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his own free act and deed.

Witness my hand and official seal, this 8th day of October, 2024.

NOTARY PUBLIC

My Commission Expires: 11-5-25

J WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2025

Certificate of Authenticity

I, Joshua A. Terry, 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 10/8/24.

Affiant Signature – Joshua A. Terry

10/10/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/10/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27