Karen Johnson Davidson County
Batch# 1198431 DEEDWARR
10/25/2024 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $578.31
20241025-0083209

Prepared by:
Security Title & Escrow Co., LLC
1500 Hatcher Lane
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Sherry L. Lindsey, By and Through Ronald W. Handley, Jr., Attorney-in-Fact, as recorded in Book**___202410250083208___**, Register's Office of Davidson County,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Lester Lee, an Unmarried Person,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Lot 1, Re-Subdivision Lot 9, Dixie Pure Food Company's Subdivision, as shown on plat of record in Plat Book 5190, Page 126, Register's Office of Davidson County, Tennessee.

BEING a part of the same property conveyed to Bruce F. Lindsey and Sherry L. Lindsey by deed dated June 3, 2005 of record in Instrument No. 20050608-0065209, Register's Office of Davidson County, Tennessee. See also Deed of Correction that is a part of being recorded in Instrument No. 20050705-0076447, Register's Office of Davidson County, Tennessee. The said Bruce F. Lindsey, now being deceased as of November 31, 2021, leaving Sherry L. Lindsey as the sole surviving tenant.

Map & Parcel: 43-2-0-23

Property Address: 1009 Snow Avenue, Nashville, TN 37115

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **DAVIDSON** County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 25 day of October, 2024.

Sherry L Lindsey By Ronald W. Handley Jr. Attorney in fact

Sherry L. Lindsey, By: Ronald W. Handley, Jr., Attorney-in-Fact

STATE OF **TENNESSEE**
COUNTY OF Maury

Personally appeared before me, the undersigned, Ronald W. Handley, Jr., with whom I am personally acquainted, and who acknowledged that he is the Attorney-In-Fact of the maker, Sherry L. Lindsey, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 25 day of October, 2024.

Notary Public

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 01-25-2026

My commission expires: 1/25/26

STATE OF **TENNESSEE**
COUNTY OF Maury

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$156,300.00.**

Affiant

Subscribed and sworn to before me, this 25 day of October, 2024.

Notary Public

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 01-25-2026

My commission expires: 1/25/26

NEW PROPERTY OWNERS:

Lester Lee
1009 Snow Avenue
Madison, TN 37115

PERSON(S) RESPONSIBLE FOR TAXES:

Same

I, Kim Swanner, 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 10/25/24.

[signature]

Affiant Signature

10/25/24

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 25 day of October, 2024.

[signature]

Notary Signature

Commission Expires: [illegible]

