Karen Johnson Davidson County
Batch# 1203338 DEEDWARR
11/12/2024 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20241112-0087949

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/29/28

(AFFIX SEAL)

06-NSH24-08424

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nathan Liston and Sarah Liston 2569 Hessey Pass Mount Juliet, TN 37122	~~NEW OWNER~~ CUC LENDING HAND MTG 510 LENTZ DR MADISON, TN 37115	110-03-0A-103.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brian Anderson and Melissa Anderson, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nathan Liston and Sarah Liston, husband and wife,** hereinafter called the Grantees, their successors 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. 103 on the Plan of Final Plat, Phase 3, Lakeside Meadows, a Cluster Lot Development of record in Plat at Instrument No. 20150406-0029421, 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 Brian Anderson and Melissa Anderson, husband and wife by Warranty Deed from Frank Batson Homes, Inc of record in Instrument No. 20150908-0090893 Register's Office for Davidson County, Tennessee, dated September 04, 2015 and recorded on September 08, 2015.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2569 Hessey Pass, Mount Juliet, TN 37122

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 7th day of November, 2024

Brian Anderson

Melissa Anderson

STATE OF TENNESSEE

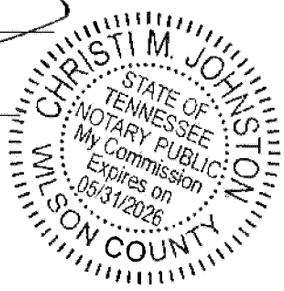
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brian Anderson and Melissa Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at ~~Mt. Juliet Tennessee,~~ this 7th day of November, 2024.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 November 7. 2024.

Affiant Signature

11th day of November, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

