Karen Johnson Davidson County
Batch# 1204955 DEEDWARR
11/13/2024 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20241113-0088330

WARRANTY DEED

EMILY SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/9/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric C. Lind	Eric C. Lind	074-08-0-176.00
(NAME)	(NAME)	
512 South Cedar Bluff Road	512 South Cedar Bluff Road	
(ADDRESS)	(ADDRESS)	
Knoxville, TN 37922	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Leslie Worley and Paula Worley, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Eric C. Lind, an unmarried man**, hereinafter called the GRANTEE(S), his/her/their 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. 889, on the plan of Section Eight, Hermitage Hills, of record in Plat Book 3600, Page 24, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leslie Worley and Paula Worley, husband and wife by Deed from Adam W. Williams and Amber M. Williams, husband and wife, dated 05/30/2017, of record in Instrument 20170602-0055415, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 386 Bonnavale Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 12th day of November, 2024.

Leslie Worley

Leslie Worley

Paula Worley

Paula Worley

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 **Leslie Worley and Paula Worley,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of November, 2024.

Tracey Trumphour

Notary Public:

My Commission Expires: 3.8.2025

WILSON COUNTY
TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Property Address: 386 Bonnavale Drive, Nashville, TN 37076

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am the custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is true and exact copy of the original document executed and authenticated according to law on November 8, 2024.

Steve Berneman

Date: 8th day of November, 2024

State of Tennessee

County of Davidson

Sworn and subscribed before me on 8th day of November, 2024 by Steve Berneman.

Name: Rachel Odom

Title: Notary Public

My commission expires: 5-24-28

