This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23428-AP

Karen Johnson Davidson County
Batch# 1207183 DEEDWARR
11/20/2024 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $706.70
20241120-0090524

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $191,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of November, 2024.

Notary Public
My Commission Expires: 3/20/2028

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/20/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lilyann Properties 1, LLC PO Box 1027 Antioch, TN 37011	New Owner	148-14-0-291.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Gail C. Dougherty, an unmarried person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lilyann Properties 1, LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), his/her/their 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. 72-B, Section Three, Haywood Forest, Zone Lot Division, Lots 72 & 73, according to survey and plat of same appearing of record in Book 5200, page 245; as amended in Book 5800, page 167, in the Register's Office for Davidson County, Tennessee.

The said Lot 72-B being the southerly part of Lot No. 72 of said original subdivision, more particularly described as follows:

Said Lot No. 72-B fronts 30.23 feet on the easterly side of Gillespie Drive and extends back 120.05 feet on the northerly line and 112.77 feet on the southerly line to a rear line measuring 39.80 feet thereon.

Being the same property conveyed to Gail C. Dougherty, an unmarried person by Cash Deed for Tennessee from Secretary of Housing and Urban Development, of Washington, D.C., dated January 24, 1991, recorded January 25, 1991, of record in Book 8281, page 596, Register's Office for Davidson County, Tennessee.

This is improved property located at: **4822 Gillespie Drive, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2025, and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of November, 2024.

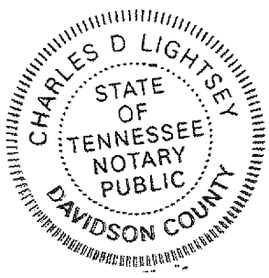
GRANTOR:

Gail C. Dougherty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gail C. Dougherty, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of November, 2024.

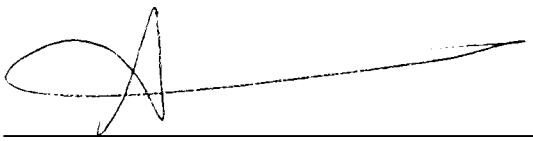


Notary Public
My Commission expires: 3/3/26

202411200090524

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **11-19-2024**.



Affiant Signature — **11-19-2024** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **11-19-2024**.



Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

