

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **330,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of December, 2024

Notary Public

MY COMMISSION EXPIRES: 9/5/2028

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1213211 DEEDWARR
12/06/2024 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20241206-0095005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna-Louise Molette	New Owner	186-03-0B-008-00
(NAME) 1011 Vida Way, #104	(NAME) 2533 Shays Ln.	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOSHUA M. LESTER AND CALLIE RAE COOK, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANNA-LOUISE MOLETTE, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 104, of Burkitt Commons Stacked Flats (within Lot 76), A Condominium Development established under the Declaration of Covenants, Conditions and Restrictions establishing Burkitt Commons Stacked Flats, A Condominium Development of record in Instrument No. 20210826-0115544, in the Register's Office for Davidson County, Tennessee, and subject to provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements as set forth in Exhibit "D" to said declaration.

Being the same property conveyed to Joshua M. Lester and Callie Rae Cook, husband and wife by Deed dated March 7, 2022 from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded March 8, 2022, in Instrument Number 20220308-0026588, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #21657

This *Improved* property is commonly known as: 1011 Vida Way, #104, Nolensville, TN 37135

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. 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 4th day of December, 2024

Joshua M. Lester

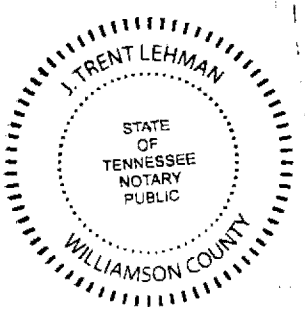
Callie Rae Cook

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of December, 2024, before me personally appeared Joshua M Lester and Callie Rae Cook, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of December, 2024.

Notary Signature
My commission expires: 11/3/25



LT&E File #21657

Certificate of Authenticity

I, Holly A. Mason, 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 December 4, 2024.

Affiant Signature

12/4/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 day of December, 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026