Karen Johnson Davidson County
Batch# 1218194 DEEDWARR
12/19/2024 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20241219-0098495

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 **Bette C. Lancaster, an Unmarried Woman, by and through Steven E. Lancaster, Attorney-In-Fact, as recorded in Instrument #202405160036396, Register's Office of Davidson County,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Stephen Herndon and Nancy Herndon, Husband and Wife,** 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 Unit 1359, Section VII, River Plantation, as shown on plat of record in Plat Book 6226, Page 9-17, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Bette C. Lancaster by Quitclaim Deed dated July 21, 2012 of record in Instrument No. 20120621-0054514, Register's Office of Davidson County, Tennessee. See also Quitclaim deed dated December 11, 2006 of record in Instrument No. 20061212-0153388, Register's Office of Davidson County, Tennessee.

Map & Parcel: 142-09-E-145.00 CO

Property Address: 1359 General George Patton Road, Nashville, TN 37221

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 17 day of December, 2024.

Bette C Lancaster by Steven E Lancaster

Bette C. Lancaster, By: Steven E. Lancaster, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, the undersigned, Steven E. Lancaster, with whom I am personally acquainted, and who acknowledged that he is the Attorney-In-Fact of the maker, Bette C. Lancaster, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 17 day of December, 2024.

My commission expires:
1/25/2026

Notary Public

MELISSIA DUGGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES JANUARY 25, 2026

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 **$362,000.00.**

Affiant

Subscribed and sworn to before me, this 17 day of December, 2024.

My commission expires:
06-24-28

Holly Brewer
Notary Public

HOLLY BREWER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

NEW PROPERTY OWNERS:

Stephen Herndon and Nancy Herndon
1363 ~~21359~~ **General George Patton Road**
Nashville, TN 37221

PERSON(S) RESPONSIBLE FOR TAXES:

New Owner

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 12-17-2024.

Affiant Signature

12-17-2024
Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 17 day of December, 2024.

Holly Brewer
Notary Signature

Commission Expires: 06-24-28

HOLLY BREWER
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY