Karen Johnson Davidson County
Batch# 1223076 DEEDWARR
01/03/2025 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,158.10
20250103-0000658

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,000.00.

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Lilyann Properties 1, LLC, a Tennessee limited liability company	Lilyann Properties 1, LLC, a Tennessee limited liability company	148-03-0-156.00
(NAME) PO Box 1027	(NAME)	
(ADDRESS) Antioch TN 37011	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Joe Allen Collier,married** hereinafter called the GRANTOR(S), has/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), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 1024, on the plan of SECTION TEN, CHEROKEE HILLS, of record in Plat Book 4660, Page 27, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Joe Allen Collier, married, by Warranty Deed dated 12/08/2007 from Alan D. Revelette and wife, Candace M. Revelette, of record in Instrument No. 20071221-0146700, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of Grantor.

This conveyance is subject to the following:
Matters shown on plat of record in Plat Book 4660, Page 27, Register's Office for Davidson County, Tennessee.
Restrictive covenants for Cherokee Hills Section X of record in Book 4702, Page 84, Register's Office for Davidson County, Tennessee.

This conveyance is further 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) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 501 Spann Court, Antioch, TN 37013
(House No.) (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 GRANTEES, their successors 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 successors 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.

Effective the 2nd day of January, 2025.

Joe Allen Collier

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 2nd day of January, 2025, before me personally appeared Joe Allen Collier, 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 (or person's) free act and deed.

Notary Public

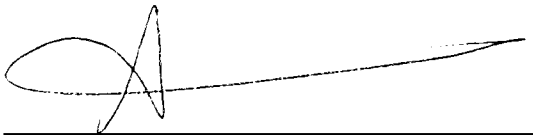
My Commission Expires: 1-21-26

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

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 **1-02-2025**.



Affiant Signature — **1-02-2025** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **1-02-2025**.



Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

