FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Rutherford (KSP) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **750,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **01/03/2025** Notary Public MY COMMISSION EXPIRES: 8/21/27 (AFFIX SEAL)

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

This Instrument Prepared by and Return To:

Karen Johnson Davidson County
Batch# 1224226 DEEDWARR
01/07/2025 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20250107-0001421

FOUR STAR TITLE LLC
ESTABLISHED 2024

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #24-5000

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Evans	New Owner	**141-15-0D-004.00CO**
7505 Staffordshire Drive Nashville, TN 37221		

FOR AND 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, WE, **Susan E. Leath, a married woman, and Rachel E. Leath, an unmarried woman, as Joint Tenants with Rghts of Survivorship,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Justin Evans, **an unmarried man, and Anthony Scott Evans, an unmarried man, as tenants in common,** 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. 4 on the Plan of Resubdivision of Lots 4, 5, 6 and 7, Sheffield on the Harpeth, Phase 1, of record in Book 6900, page 494, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Susan E. Leath, a married woman, and Rachel E. Leath, an unmarried woman, as Joint Tenants with Rghts of Survivorship by Warranty Deed dated September 5, 2024 from Todd Wilson and Deborah Wilson, husband and wife, and Jeffrey Wilson and Andrea Wilson, husband and wife, recorded September 17, 2024, in Instrument Number 20240917-001780, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **7505 Staffordshire Drive, Nashville, TN 37221**
(House Number) (Street) (City, State) (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 heirs and 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **3rd** day of **January, 2025**.

Rachel E. Leath

Susan E. Leath

STATE OF **TENNESSEE**
COUNTY OF ~~**DAVIDSON**~~ Wilson TN

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Susan E. Leath and Rachel E. Leath,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **3rd** day of **January, 2025**.

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

NOTARY PUBLIC

My Commission Expires:
MY COMMISSION EXPIRES:
10-26-25

Tennessee Certification of Electronic Document

I, Emma Howard, 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 1/3/25 (date of document).

Affiant Signature

1/3/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3 day of January, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL