Karen Johnson Davidson County
Batch# 1225751 DEEDWARR
01/13/2025 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,121.10
20250113-0002535

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$303,000.00**

Candy F Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JANUARY, 2025.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPH A. LIECHTY & JOSEPH N. LIECHTY	NEW OWNER	**119-13-0-181.00**
(NAME) **475 MORTON AVE.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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 C. WILSON AND WIFE, CANDY F. WILSON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH A. LIECHTY, AN UNMARRIED MAN, AND JOSEPH N. LIECHTY, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Lot No. 77 on the Map of College Heights, of record in Book 332, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Said Lot No. 77 fronts 50 feet on the southerly side of Morton Street and runs back between parallel lines 169 feet to an alley.

Being the same property conveyed to Strive Properties LLC, a Tennessee Limited Liability Company, from Jill K. Butler, formerly known as Jill K. Fisher, and husband, Leon Curtis Butler, by warranty deed dated December 28, 2016 of record in Instrument No. 20161228-0136529, Register's Office for Davidson County, Tennessee. Further, being a portion of the same property conveyed to Joshua C. Wilson and wife, Candy F. Wilson, from Strive Properties LLC, a Tennessee Limited Liability Company, by quitclaim deed dated February 5, 2018 of record in Instrument No. 20180305-0020427, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 332, page 19; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4260, page 314; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20230801-0059349; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **475 MORTON AVE., NASHVILLE, TN 37211**
(House Number) (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 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 our hands this 9th day of January, 2025.

JOSHUA C. WILSON

CANDY F. WILSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOSHUA C. WILSON and CANDY F. WILSON,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of January, 2025.

My commission expires: **March 3, 2026**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 1/10/2025.

Date

Affiant Signature

1/10/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of January, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

