WARRANTY DEED

Karen Johnson Davidson County
Batch# 1236673 DEEDWARR
02/13/2025 07:27:30 AM 2 pgs
Fees: $13.00 Taxes: $1,748.25
20250213-0010827

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $472,500.00.

Mary Gail Porter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2025.

Kimberley C Kindall
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 3-3-2026

KIMBERLEY C. KINDALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 03, 2026

THIS INSTRUMENT WAS PREPARED BY
Legends Title Services, LLC
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

File No.: 250021

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Michael Shane Garner and Angie F. Garner	TruHome Solutions, LLC	098-13-0A-099.00-CO
(NAME)	(NAME)	
4712 Cape Hope Pass	PO Box 219958	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Kansas City, MO 64121-9958	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED SEVENTY-TWO THOUSAND FIVE HUNDRED AND NO/100 Dollars ($472,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JERRY STEVEN LINDSEY AND GARY PAUL LEHRMANN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL SHANE GARNER AND ANGIE F. GARNER, HUSBAND AND WIFE, 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. 99 on the Plan of Phase One, Section Five, New Hope Point, a Planned Unit Devlopment of record in Plat Book 9700, Page 591, 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 Jerry Steven Lindsey, unmarried by Warranty Deed from D.R. Horton, Inc. dba Torrey Homes of record in Instrument No. 20000501-0043393 Register's Office for Davidson County, Tennessee, dated April 27, 2000 and recorded on May 01, 2000.

Being the same property conveyed to Jerry Steven Lindsey and Gary Paul Lehrmann as joint tenants with rights of survivorship by Quitclaim Deed from Jerry Steven Lindsey, unmarried of record in Instrument No. 20240227-0013339 Register's Office for Davidson County, Tennessee, dated February 27, 2024 and recorded on February 27, 2024.

unimproved ☐
This is improved ☒ property, known as 4712 Cape Hope Pass, Hermitage, TN 37076
(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 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 12th day of February, 2025.

Jerry Steven Lindsey

Gary Paul Lehrmann

STATE OF TENNESSEE
COUNTY OF WILSON

I, Jennifer Jones, a Notary Public for the County of Wilson and State of Tennessee, do hereby certify that Jerry Steven Lindsey and Gary Paul Lehrmann personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12th of February, 2025.

Notary Public

My Commission Expires: ~~March 2, 2025~~ 12/27/28

(SEAL)

JENNIFER JONES
Notary Public At Large
WILSON COUNTY, TN

Certificate of Authenticity

I, Anthony N. Greco, 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 the 12 day of February, 2025.

Anthony N. Greco, Affiant — 02/12/2025 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 12 day of February, 2025

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027