RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

GAIL L FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000 00

Sandra C Rush
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF March 2025.

Gail L Farley
Notary Public

MY COMMISSION EXPIRES 7-22-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville. TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Lever Realty, LLC	NEW OWNER	
(NAME)	(NAME)	043-10-0-089 00
102 Gilbert Valley Drive		
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37090		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **SANDRA C. RUSH, ADMINISTRATOR**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEVER REALTY, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY,** 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. 248 on the Plan of Madison Park, Section 8, as of record in Book 4300, Page 117, Register's Office for said County. Said Lot No. 248 fronts 65 feet on the South side of Becklea Drive and runs back 140.2 feet on the east line and 140.0 feet on the West line to a deadline in the rear, on which it measures 65 feet.

Being the same property conveyed to Larry Barber and wife, Kathy Barber by Warranty Deed from John H. O' Brien and wife Doris W. O'Brien of record in Book 5173, page 666, Register's Office for Davidson County, Tennessee, dated July 12, 1977. The said person Kathy Barber aka Kathleen O. Barber died on November 21, 2022. Sandra C. Rush is the heir at law of the decedent pursuit to the Probate of record in the Seventh Circuit Court for Davidson County, Tennessee in Case # 22P2383.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 209 Becklea Drive. Madison, TN 37115
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch # 1254001 DEEDWARR
03/31/2025 09 54 29 AM 2 pgs
Fees $13 00 Taxes $647 50

20250331-0023904

CH2025-039

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 my hand this 20 day of March, 2025

Sandra C Rush

SANDRA C. RUSH

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 Sandra C. Rush, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of March, 2025.

Commission expires: 7-22-25

Gail L Farley

Notary Public

GAIL L FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CH2025-039