WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00 .

Affiant

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

Notary Public
COMMISSION EXPIRES: 11/26/2028

S. NIXON PRESSLEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 26, 2028
COUNTY OF WILSON

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1258371 DEEDWARR
04/14/2025 09:25:30 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20250414-0027784

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan Todd Lemmons Teresa M. Lemmons	SAME	165-14-0-131
(NAME)	(NAME)	
2988 Cooks Road		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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, we, **Julie Michelle Puckett, a married woman, Karen Hill Jackson, a married woman, and Kelli Norene Grisez, a married woman, as the heirs at law of Nancy M. Hill** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Todd Lemmons and Teresa M. Lemmons, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 287, Section 13 on the Plan of Peppertree Forest of record in Plat Book 8250, Page 119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Nancy M. Hill, unmarried by Warranty Deed from Jerry D. Butler and wife, Georgia Butler of record in Book 8770, Page 515, dated October 28, 1992, recorded October 30, 1992, Register's Office Davidson County, Tennessee.

Nancy M. Hill also known as Nancy Marie Hill having died January 29, 2025 leaving Julie Michelle Puckett, Karen Hill Jackson and Kelli Norene Grisez as the owners of this property by intestate succession as the heirs at law of Nancy M. Hill. See Affidavit of Heirship of record in Instrument No. **20250411-0027139** and Affidavit of Heirship of record in Instrument No. **20250411-0027140**, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 4920 Peppertree Drive (House Number) (Street) (P.O. Address) Antioch, TN (City or Town) 37013 (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. 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 heirs, 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.

Witness our hands this 9 day of April, 2025.

Julie Michelle Puckett

Karen Hill Jackson

Kelli Norene Grisez

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Julie Michelle Puckett, Karen Hill Jackson, and Kelli Norene Grisez, 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 as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 9 day of April, 2025.

S. Nixon Pressley

S. NIXON PRESSLEY TENNESSEE NOTARY PUBLIC My Comm Exp. November 26, 2028 COUNTY OF WILSON

Commission Expires: 11/26/2028

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 9th day of April, 2025.

Anthony N. Greco, Affiant — 04/09/2025 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 9th day of April, 2025.

Notary Public

Commission Expires: July 17,2027

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