Karen Johnson
Batch # 1268604
05/05/2025 11 05 38 AM
Fees $13 00 Taxes $1,406 00
Davidson County
DEEDWARR
2 pgs
20250505-0034693

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 $ 380,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF May, 2025

Notary Public
COMMISSION EXPIRES 6-2325

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

COUNTY OF RUTHERFORD JONATHON TRISTON JACOBS STATE OF TENNESSEE NOTARY PUBLIC

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Proverbs Build Homes, LLC	New Owner	087-00-0-111
(NAME)	(NAME)	
5629 Deer Valley Trail		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, I, **William C. Waldron, a widower,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Proverbs Build Homes, LLC, a Tennessee Limited Liability Company,** 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

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Clay D Couch, Jr , Surveyor, March 15, 1966, as follows

Beginning in the center of New Hope Road at the northeast corner of the property conveyed to Robert L Mitchell as of record in Book 3342, page 347, Register's Office for said County, thence with said road North 17 deg 33 min West 151 3 feet to a railroad spike, thence North 86 deg 37 min West 537 8 feet to an iron pin, thence South 61 deg 00 min West 78 7 feet to an iron pin, thence South 29 deg 21 min East 83 0 feet to an iron pin, thence South 51 deg 21 min East 266 1 feet to an iron pin, thence South 72 deg 48 min East 97 3 feet to a post, thence North 67 deg 18 min East 336 0 feet to the beginning, containing 3 0 acres more or less

Being the same property conveyed to William C Waldron, husband, by Quitclaim Deed from Spouse to Spouse, from Fredia A Waldron, wife, of record in Instrument No 20240325-0020589, Register's Office for Davidson County, Tennessee

Further being the same property conveyed to William C Waldron and wife, Fredia A Waldron by deed from Elliot C Hinson, married, of record in Book 8896, Page 262, 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 6114 North New Hope Road (House Number) (Street) | (P O Address) Hermitage, TN (City or Town) 37076 (Postal Zip)

File No 8196-25
Warranty Deed Individual LES rev 09-2018

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 my hand this 28 day of April, 2025

William C. Waldron by Joel Waldron his Attorney-in-Fact

William C Waldron by Joel Waldron, his Attorney-In-Fact pursuant to Power of Attorney recorded in Instrument No 20250425-0031993 in the Register's Office for Davidson County, Tennessee

State of Connecticut

County of Hartford

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Joel Waldron with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney in Fact for the within named William C Waldron and being authorized to act on behalf of said person he executed the foregoing instrument as his free act and for the purposes therein contained

WITNESS my hand and seal at (city) Manchester, Connecticut, this 28th day of April, 2025

Monica Snow

Notary Public (Affix Stamp)

Commission Expires 6/30/2028