Karen Johnson Davidson County
Batch# 1273927 DEEDWARR
05/15/2025 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20250515-0038463

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **250,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2025

Notary Public

MY COMMISSION EXPIRES: 8/13/25

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. T. Stevenson, Trustee of T & I Trust	New Owner	051-01-0-04800
(NAME) 925 Due West Ave.	(NAME)	
(ADDRESS) Madison TN 37115	(ADDRESS)	
(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,

JOHN J. TERLIKOSKY, A SINGLE MAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

M. T. STEVENSON, TRUSTEE OF T & I TRUST,

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, and being Lot No. 75 on the Map of Due West Valley Acres, in the 11th Civil District of Davidson County, Tennessee, and further described as follows:

Beginning at a point in the southerly margin of Due West Avenue at the corner of Lot Nos. 74 and 76; thence with the line between said two lots southerly 500 feet to a point; thence Easterly 108.68 feet to the corner of Lots 75 and 76; thence with the line between said two lots and Northerly 500 feet to the Southerly margin of the said Due West Avenue, thence with the same westerly 100 feet to the beginning.

John J. Terlikosky, a single man

Being the same property conveyed to John J. Terlikosky, a single man by Deed dated September 28, 2015 from The Justin T. Ferguson Irrevocable Trust dated 14th day of March, 2014, James W. White, Trustee, recorded September 30, 2015, in Instrument Number 20150930-0099294, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 929 Due West Avenue, Madison, TN 37115

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/our hand(s) this 15th day of May, 2025

John J. Terlikosky

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of May, 2025, before me personally appeared John J. Terlikosky, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of May, 2025.

Notary Signature
My commission expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #22011

Certificate of Authenticity

I, J. Trent Lehman, 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 5/15/25.

Date

Affiant Signature

5/15/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of May, 2025.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

