Karen Johnson Davidson County
Batch# 1288069 DEEDWARR
06/20/2025 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,172.90
20250620-0048447

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $317,000.00

Affiant

Subscribed and sworn to before me, this 13 day of June, 2025.

Notary Public
My commission expires:
4/18/2026

ALYSSA ESKOW
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Ruthy Or Offek, as Trustee of the Revocable Trust Agreement of Ruthy Or Offek dated May 1, 2023		**01807011100**
702 Shute Lane		
Hendersonville, TN 37075		

FOR AND IN 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 ACKNOWLEDGE, WE,

Margaret B Lett, an unmarried woman

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

Ruthy Or Offek, as Trustee of the Revocable Trust Agreement of Ruthy Or Offek dated May 1, 2023

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. 47, Plan of Section One, Charleston Square Subdivision, of record in Book 4860, Pages 37 & 38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to James Drury Lett and wife, Margaret B Lett, by Deed from William K Jones and wife, Bonnie S Jones, dated November 1, 1978, of record in Book 5359, Page 628, in the Register's Office for Davidson County, Tennessee. James Drury Lett died on 3/18/2004 leaving all of his interest in the said property to his wife, Margarett B Lett.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 507 Hitt Lane, Goodlettsville, TN 37072.

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 in 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.

Margaret B Lett Shirley Bailey Date: 6/13/25
Margaret B Lett by Shirley Bailey, attorney in fact
attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Shirley Bailey, with whom I am personally acquainted, and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Margaret B Lett and that she is authorized by Margaret B Lett to execute this instrument on their behalf.

Witness my hand and official seal this 13th day of June, 2025.

Notary Public
My Commission Expires: 5/8/29

MARK B LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/08/2029
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 6/13/2025.

Affiant Signature – Joshua A. Terry

6/16/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/16/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27