Karen Johnson Davidson County
Batch# 1292120 DEEDWARR
06/30/2025 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20250630-0051503

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#10666

ADDRESS NEW OWNER:
Patricia Litt
P. O. Box 270331
Las Vegal, NV 89127

SEND TAX BILL TO:
New Owner

Parcel ID:
081-06-0-398

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bobbie Brooks Peoples, a married woman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Patricia Litt**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 19 on the Plan of the S.P.A. Subdivision as of record in Book 1424, Page 136, Register's Office for said County. Said Lot No. 19 fronts 65 feet on the Westerly side of 24th Avenue North and runs back 223.5 feet on the Northerly line and 224.3 feet on the Southerly line to a dead line measuring 30.7 feet thereon.
>
> Being the same property conveyed to Bobbie Brooks Peoples by deed dated February 3, 2020 from Clifton Peoples, Jr., recorded February 10, 2020, in Instrument Number 20200210-0015046, Register's Office for Davidson County, Tennessee.
>
> The above-described property is not the marital residence of the Grantor.

This is improved property known as 1801 24th Avenue North, Nashville, TN 37208. Possession is to be given on June 30, 2025.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 30th day of June, 2025.

Bobbie Brooks Peoples

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Bobbie Brooks Peoples, a married woman,** 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 at office this 30th day of June, 2025.

NOTARY PUBLIC J. DAVID LEE

TENNESSEE NOTARY PUBLIC My Comm Exp. January 31, 2029 COUNTY OF WILSON

My Commission Expires: 1/31/29

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$240,000.00**.

AFFIANT

Subscribed and sworn to before me on this 30th day of June, 2025.

NOTARY PUBLIC

THERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1-31-2029

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 June 30, 2025.

John M. Lee, Attorney

Date: June 30, 2025

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 30th day of June 2025.

Notary Public

J. C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES:
8-31-2027