NEW OWNER:
TROY OLIVER
326 JACKSONIAN DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:

New Owners

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 25-0947

Map & Parcel No.: 07513013200

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1301971 DEEDWARR
07/25/2025 08:12:30 AM 4 pgs
Fees: $23.00 Taxes: $1,257.63
20250725-0058766

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thirty-Nine Thousand Nine Hundred and 00/100 Dollars ($339,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DAWN HALL** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **TROY OLIVER, a single man**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 3, Plan of Hermitage Hills Subdivision, of record in Plat Book 2900, Page 49, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 3 fronts 80 feet on the southwesterly side of Jacksonian Drive and runs back 211.4 feet on the southeasterly line and 205.1 feet on the northwesterly to a dead line in the rear on which it measures 80.25 feet.

Being the same property conveyed to PAUL P. HESSON and wife, FRANCES O. HESSON, by Deed from Clarence E. Elrod and wife, Elaine C. Elrod, dated July 30, 1960, and of record in Book 3127, Page 313, Register's Office for DAVIDSON County, Tennessee. Paul P. Hesson and Frances O. Hesson remained married without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Paul P. Hesson; therefore, Frances O. Hesson was the surviving tenant by the entirety to the property herein. Frances O. Hesson is now deceased, having died a widow and intestate on February 4, 2025, a resident of Davidson County, Tennessee. For further reference to title, see Affidavit of

Heirship, of record in Instrument No. 20250227-0014475, Register's Office for Davidson County, Tennessee, whereby the property owned by Frances O. Hesson at the time of her death passed to her only heir-at-law, her daughter: Dawn Hall.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **326 JACKSONIAN DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2900, Page 49, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 23rd day of July, 2025.

DAWN HALL

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DAWN HALL**, 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 23rd day of July, 2025.

NOTARY PUBLIC

My commission expires: JACOB THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES AUGUST 19, 2029

****

The actual consideration or value, whichever is greater, for this transfer is **$339,900.00**.

AFFIANT

Sworn to and subscribed to before me this 23rd day of July, 2025.

NOTARY PUBLIC

My commission expires: 11-2-26

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
CASSANDRA LAHOUTI

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 7/24/2025 (date of document).

Affiant Signature

7/24/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

