RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QMTL-31696-25

Karen Johnson Davidson County
Batch# 1301980 DEEDWARR
07/25/2025 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,598.40
20250725-0058781

WARRANTY DEED

SHANNON ONEILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of July 2025.

NOTARY PUBLIC

My commission expires: 1/22/29

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Lollar and Jennifer Badolato **904 Cleves Street** **Old Hickory, TN 37138**	Same address as new owner	044-15-0-168.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THIRTY TWO THOUSAND AND 00/100 Dollars ($432,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LEAH OBERSCHMIDT, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RICHARD LOLLAR AND JENNIFER BADOLATO, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 254 on the Plan of Section A, Village of Old Hickory, of record in Book 1424, page 68, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Leah Oberschmidt, unmarried, from Colson Leonard, an unmarried man, by Warranty Deed dated April 29, 2024 and recorded April 30, 2024 in Instrument #20240430-0031374, said Register's Office.

Being the same property conveyed to Colson Leonard from Geena B. Copeland and Paul G. Melton by Warranty Deed dated January 21, 2022 and recorded February 18, 2022 in Instrument #20220218-0019300, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 904 Cleves Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 24 day of July, 2025

GRANTOR(S) Leah Oberschmidt

Leah Oberschmidt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Leah Oberschmidt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24 day of July 2025.

Shannon ONeill

Notary Public

Shannon ONeill

Printed Notary Name

My commission expires: 1/22/29



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Tennessee Certification of Electronic Document

I, Heather Guthrie, 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 **July 24, 2025** (date of document).

Affiant Signature

July 24, 2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **24th** day of **July**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 12/2/28

NOTARY'S SEAL

DANIELLE CRANE
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD