WARRANTY DEED

File #2025081380

Karen Johnson Davidson County
Batch# 1326275 DEEDWARR
09/24/2025 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250924-0076205

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2025.

Notary Public

MY COMMISSION EXPIRES: 5.28.28
(AFFIX SEAL)

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Malain McCormick	First Community Mortgage	053-03-0-208.00
(NAME)	(NAME)	
1307 Birdsall St	262 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Murfreesboro TN 37129	
(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, I/WE, **William Slayton Pettit and Jemima Ledbetter nka Jemima Pettit, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Malain McCormick, a single person** 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. 164 on the Plan of Plan of Village of Old Hickory, Section B of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Doris M. Lassiter Guill by Warranty deed from Lawrence H. McCants et ux, Rona McCants of record in Book 6122, page 890, Register's Office for Davidson County, Tennessee, dated August 24, 1983 and recorded on August 25, 1983.

Doris Marie Guill died November 2, 2022, her estate being administered through Davidson County Probate Court, Docket No. 22P2292.

Being the same property conveyed to William J. Anderson, married by Warranty Deed from Kenneth R. Haneline and Brenda Haneline, as co-executors of the Estate of Doris Marie Guill of record in Instrument No. Instrument No. 20230616-0046151 and Scrivener's Affidavit recorded in Instrument No. 20230809-0061784 Register's Office for Davidson County, Tennessee, dated June 16, 2023 and recorded on June 16, 2023.

Being the same property conveyed to William Slayton Pettit and Jemima Ledbetter, husband and wife by Warranty Deed from William J. Anderson, married of record in Instrument No. 20231208-0094867 Register's Office for Davidson County, Tennessee, dated December 07, 2023 and recorded on December 08, 2023.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee.; Restrictions of record in Book 2447, Page 151, in the Register's Office for Davidson County, Tennessee, Easement(s) of record in Book 576, Page 664, Book 626, Page 556; Book 662, Page 743; Book 735, Page 419, Book 662, Page 743, in the Register's Office for Davidson County, Tennessee.; Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 6179, Page 562, in the Register's Office for Davidson County, Tennessee.; Permanent Easement and Right-of-Way for Street Purposes and Right of Entry for Temporary Construction Purposes of record in Book 6179, Page 566, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1307 Birdsall St, Old Hickory,TN,37138**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 22nd day of September, 2025.

William Slayton Pettit

Jemima Ledbetter nka Jemima Pettit

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Williams Slayton Pettit and Jemima Ledbetter nka Jemima Pettit with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 22nd day of September, 2025.

Commission expires:

4/22/26

Notary Public

VANESSA E. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro TN 37128

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 September 22,2025.

Lissa Groom
Affiant
Date: September 22, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 22 day of September, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON