WARRANTY DEED

Karen Johnson Davidson County
Batch# 1346862 DEEDWARR
11/17/2025 07:44:30 AM 4 pgs
Fees: $23.00 Taxes: $1,609.50
20251117-0091181

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$435,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 14 DAY OF NOVEMBER, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC
1720 West End Avenue #403, Nashville, TN 37203
File No.: 271025

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Samantha Lauren Hess 824 N 5th Street Nashville, TN 37207	New Owner	082 07 0 407.00

For and in consideration of the sum of Four Hundred Thirty-Five Thousand And 0/100 ($435,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

ERIC LEE, SR. UNMARRIED

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

SAMANTHA LAUREN HESS, A SINGLE WOMAN

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 18 on the Map of Miller's Addition to Edgefield, as of record in Book 57, page 133, Register's Office for said County.

Said Lot No. 18 fronts 50 feet on the westerly side of North 5th Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Eric Lee, Sr. by Deed from Estate of Annie M. Lee, dated November 15, 2009 and recorded November 23, 2009, of record in Instrument Number 20091123-0107162, Register's Office for Davidson County, Tennessee. Also see Heirship Affidavit recorded in Instrument Number 20091116-0104988; Scriverner's Affidavit Instrument Number 20091229-0118143; Amended Scriverner's Affidavit Instrument Number 20100121-0005091.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 824 N 5th Street, Nashville, TN 37207.

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR ERIC LEE, SR to SAMANTHA HESS FOR THE TRANSFER OF PROPERTY LOCATED AT 824 N 5TH STREET, NASHVILLE, TN 37207.]

Witness our/my hand on the 5 day of November, 2025.

Eric Lee, Sr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Eric Lee, Sr, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal this 5 day of November 2025.

Notary Public
My Commission expires: 1/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 NOV 5, 25 (date of document).

Jennifer L Pennell

NOV 14, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Nov 14, 2025.

Heidi Rae Berryhill

Notary's Signature

My Commission Expires: _____

Notary's Seal

