Karen Johnson Davidson County
Batch# 1443685 DEEDWARR
07/09/2026 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,586.30
20260709-0062131

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $699,000.00.

Affiant

Subscribed and sworn to before me, this July 9, 2026.

Notary Public

My commission expires: 1/30/27

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Mariah Katherine Valentine and Liam Michael Valentine		
5935 S New Hope Rd	New Owner	098-00-0-022-00
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Joseph C. Ledbetter, a single man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Mariah Katherine Valentine and Liam Michael Valentine, wife and husband

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

Land in Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at a point in the easterly margin of New Hope Road, being the southwest corner of Dr. H.B. Wilson Property; thence along said margin South 23 degrees 6 minutes East 197.30 feet; thence North 74 degrees 24 minutes East 171.09 feet; thence North 7 degrees 56 minutes West 108.40 feet; thence North 82 degrees 57 minutes West, 229.04 feet to the point of beginning.

Being the same property conveyed to Joseph C. Ledbetter, a single man by Warranty Deed from Spartan Properties LLC, dated May 2, 2024 and recorded May 3, 2024 in Instrument No. 20240503-0032742, Register's Office of Davidson County, Tennessee.

This is [X] improved [ ] unimproved property known as 5935 S New Hope Rd, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of July, 2026.

Joseph C. Ledbetter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Joseph C. Ledbetter, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 9th day of July, 2026.

Notary Public
My Commission Expires: 2-2-2030

Nicholas R. Norton
State of Tennessee Notary Public
Williamson County

Lenders Title Company File No. TN-2602167-7524

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 9, 2026**.

Date

Affiant Signature

7/9/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **9th** day of **July**, 20**26**.

Notary's Signature

My Commission Expires: 8/24/27
Date

Notary's Seal (if on paper)

