Karen Johnson Davidson County
Batch# 1445417 DEEDWARR
07/13/2026 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20260713-0062903

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-41267-26

WARRANTY DEED

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 day of JULY, 2026.

NOTARY PUBLIC

My commission expires: 4/29/30

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
Elizabeth Renee Miller 246 Rayon Dr Old Hickory, TN 371.38	Same address as new owner	044-05-0-109

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($325,000.00) 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, **RUDY KOLESSER AND CINDY LORENA KOLESSER, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ELIZABETH RENEE MILLER, AN UNMARRIED WOMAN**, 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. 104 on the Map of Rayon City, Old Hickory, TN as of record in Book 843, Page 13, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. fronts 50 feet on the Southeasterly side of Rayon Drive (formerly Lindbergh Avenue) and runs back between parallel lines 150 feet to a deadline in the rear measuring 50 feet thereon.

Being the same property conveyed to Rudy Kolesser and Cindy Lorena Kolesser, a married couple, by Quitclaim Deed from Misty Smith, a single person, dated March 12,2021, and recorded March 24, 2021, in Instrument No. 20210324-0038708, in Davidson County Register's Office.

Being the same property conveyed to Misty Smith, by Warranty Deed from Jillian J. Tyler, dated August 23, 2011 and recorded on August 23, 2011 appearing of record in Instrument No. 20110825-0065822 in the Register's Office for Davidson County, Tennessee.

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: 346 Rayon Drive, 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 10th day of July, 2026

GRANTOR(S)

Rudy Kolesser

Cindy Lorena Kolesser

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, Rudy Kolesser and Cindy Lorena Kolesser, 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 10th day of JULY, 2026.

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES MAY 14, 2029

Notary Public

JASON C. NGUYEN
Printed Notary Name

My commission expires: 5/14/29

Tennessee Certification of Electronic Document

I, Justin Foster 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 7-10-26 (date of document).

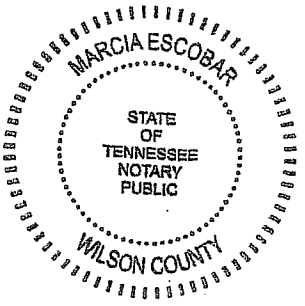
Affiant Signature

7-10-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 of July, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027