Karen Johnson Davidson County
Batch# 845369 DEEDWARR
04/26/2022 09:09:30 AM 4 pgs
Fees: $23.00 Taxes: $958.30
20220426-0047618

RECORDING INFORMATION	STATE OF TENNESSEE) COUNTY OF Williamson) The actual consideration for this transfer or value of property transferred (whichever is greater) is $259,000.00. Lauren Webb Affiant Sworn to and subscribed before me this 18th day of April, 2022. Notary Public My Commission Expires: 6/25/25 (SEAL)

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Dion Hasson 212A McArthur Dr Madison, TN 37115	Paramount Residential Mortgage Group 1265 Corona Pointe Ct. Ste. 301 Corona, CA 92879	043-11-0-014.00

This Indenture is made on the 8th day of April, 2022, by and between **WILLIAM E. DENNEY, EXECUTOR AND DEVISEE, AND PATRICIA A. HOLLEY, DEVISEE, OF THE ESTATE OF MARY ELIZABETH MILES DENNEY** ("Grantor"), and **DION HASSON, A SINGLE MAN** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 113 Tract 13 on the Plan of Anderson Estate of record in Plat Book 1130, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot begins at a point on the westerly margin of McArthur Drive 436.1 feet from a monument on the southwest corner of Dupont Avenue and McArthur Drive; thence westwardly 150 feet along the common lines of Lots Nos. 112 and 113 to a point of the common corners of Lots Nos 112, 113, 164, and 165; thence northwardly 50 feet along the common lines of Lots Nos.164 and 113 to a point; thence eastwardly 150 feet along the common lines of Lots Nos.113 and 114 to apoint on the westerly margin of McArthur Drive; thence southwardly 50 feet along said margin to the point of beginning.

Being the same property conveyed to Virgil E. Denney and wife, Mary E. Denney by Installment deed from Philana M. Dobbs, a widow, of record in Book 4409, page 62, Register's Office for Davidson County, Tennessee, dated March 27, 1970 and recorded on March 27, 1970. Virgil E. Denney (also known as Virgil Eugene Denney), having since died December 26, 2012, leaving Mary E. Denney (also known as Mary Elizabeth Denney) as the surviving tenant by the entirety. The said Mary Elizabeth Denney died testate July 19, 2021, and by her Will, of record in Davidson County Probate Court, Docket No. 21P1737, the subject property was devised to her two children, William E. Denney and Patricia A. Holley. William E. Denney was appointed as Executor of the Estate of Mary Elizabeth Denney.

This is improved property known as 212A McArthur Dr, Madison, TN 37115.

This conveyance is being made subject to:

1. Taxes for the year 2022, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 1130, Page 37, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 1181, Page 342, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

202204260047618

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 8th day of April, 2022.

GRANTOR:

The Estate of Mary Elizabeth Denney

BY: _____
William E. Denney, Executor and Devisee

BY: _____
Patricia A. Holley, Devisee

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, William E, Denney, the within bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged themself to be the Executor and Devisee of the Estate of Mary Elizabeth Denney, and as such, is so authorized to execute the instrument on behalf of the Estate.

Witness my hand this 7th day of April, 2022.

_____
Notary Public

My Commission Expires: 02/24/2024

LISA G. HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Patricia A. Holley, the within bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged themself to be the Devisee of the Estate of Mary Elizabeth Denney, and as such, is so authorized to execute the instrument on behalf of the Estate.

Witness my hand this 7th day of April, 2022.

_____
Notary Public

My Commission Expires: 02/24/2024

LISA G. HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Certificate of Authenticity

I, Kris Giammarco, do hereby make oath that I am 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 April 18, 2022.

Kris Giammarco
Affiant Signature

April 18, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18th day of April, 2022.

Notary's Signature
My Commission Expires: 6/25/25

Notary's Seal

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025