Karen Johnson Davidson County
Batch# 863232 DEEDWARR
05/26/2022 03:33:30 PM 4 pgs
Fees: $23.00 Taxes: $712.51
20220526-0061533

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,570.00

x Charles D
Affiant

Subscribed and sworn to before me this 20TH DAY OF MAY, 2022

Notary Public

MY COMMISSION EXPIRES: 7/9/2022
(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Davis	SAME AS NEW OWNER (NAME)	72-10-203
~~2610 Neldia Ct~~ 553 SISKIN PL (ADDRESS)	(ADDRESS)	
~~Nashville, TN 37206~~ SIMI VALLEY, CA 93065 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Estate of William A. Dalton, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles Davis, hereinafter called the Grantees, their heirs and assigns, that 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. 5 on the Map of Neldia Heights Subdivision, as of record in Book 2663, page 47, Register's Ofifce for Davidson County, Tennessee.

Being the same property conveyed to William Andrew Dalton and wife Shirley Ann Dalton by warranty deed from Harold Shockey, of record in Book 4759, Page 615, Register's Office for Davidson County, Tennessee. The said Shirley Ann Dalton died on December 29, 2010, survived by her husband William Andrew Dalton. William Andrew Dalton died on 9/15/2020, and by order entered on 2/4/2022 by the Seventh Circuit Court for Davidson County, Tennessee, in re William A. Dalton, Case 20P-1986, William B. Dalton was appointed Administrator. By further order entered 4/29/2022, said Court divested the within property from the heirs of William A. Dalton, vested the same in the Estate of William A. Dalton, and ordered William B. Dalton, Administrator to close the within sale transaction and to execute this Deed, decreeing that his acts in so doing shall bind the Estate and all claiming thereunder as the act of the Court.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2610 Neldia Ct, Nashville, TN 37206
(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 my/our hand(s) this 20th day of May, 2022.

WARRANTY DEED
(Continued)

Estate of William A. Dalton

BY: W. B. Dalton
William B. Dalton, Administrator

STATE OF California
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William B. Dalton, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of May, 2022.

Lou Bermudez
Notary Public

My Commission Expires: May 20th, 2025

SEE ATTACHED CERTIFICATE
DATE 5/19/22 NOTARY INITIALS SB

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On May 19th, 2022 before me, Joan Bermingham, Notary Public, personally appeared William Bryan Dalto, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Joan Bermingham

JOAN BERMINGHAM
COMM...2358370
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Term Exp. May 20, 2025

ADDITIONAL INFORMATION (OPTIONAL)

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of pages ___ Document Date 5/19/22

(Additional information)

NOTARY PUBLIC CONTACT INFORMATION

The UPS Store
8583 Irvine Center Drive
Irvine, CA 92618

(949) 336-7724 tel
(949) 336-7969 fax

store6814@theupsstore.com
www.TheUPSStore.com/6814

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 20TH day of MAY, 2022.

Date: 5-24-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 24TH day of MAY, 2022.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY