Karen Johnson Davidson County
Batch# 938634 DEEDWARR
11/07/2022 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20221107-0119668

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $490,000.00

Affiant

Subscribed and sworn to before me, this 7 day of November, 2022.

Notary Public
My commission expires:

KEVIN CRISWELL
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 08-21-2023

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joshua M. Stimpson	**American Pacific Mortgage**	**05103020400**
503 Barbara Dr	**3000 Lava Ridge Court, Suite 200**	
Madison, TN 37115	**Roseville, CA 95661**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jonathan B Dawson and Lindsey A Dawson, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua M. Stimpson, unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 51 on the plan of Pleasant Acres, Section 2, as shown by plat of record in Plat Book 2133, Page 75, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan B Dawson and Lindsey A Dawson, husband and wife, by Warranty Deed from Charlotte D Holt, an unmarried woman, dated June 15, 2018, of record in Instrument No. 20180618-0058429, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 503 Barbara Dr, Madison, TN 37115.

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 in 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.

Jonathan B Dawson Date: 10/27/22

Jonathan B Dawson

Lindsey A Dawson Date: 10/27/22

Lindsey A Dawson

STATE OF Tennessee

COUNTY OF Dyer

Personally appeared before me, a Notary Public of said County and State, Jonathan B Dawson and Lindsey A Dawson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of October, 2022.

Rebecca Mann

NOTARY PUBLIC

My Commission Expires: 3/12/2025

REBECCA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DYER COUNTY

Certificate of Authenticity

I, Jennifer Russell, 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 10/27/2022.
Date

Jennifer Russell
Affiant Signature

11/7/2022
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 7th day of November, 2022.

Notary's Signature

My Commission Expires: 10/21/2024

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.