# WARRANTY DEED

Karen Johnson Davidson County
Batch# 958440 DEEDWARR
01/05/2023 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20230105-0001115

STATE OF TENNESSEE
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of January, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH GROOMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires April 22, 2026

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Haley Ramsey | OWNER | Map & Parcel 044 11 0 125.00 |
| (NAME) | (NAME) | |
| 501 Lawrence Street | | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and 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, WE, Frank W. Roe and Pamela Cheryl Roe, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Haley Ramsey and Dakota Harrison Clark, wife and husband, 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:

Located in Davidson County, Tennessee and being Lot 60, Section A, Village of Old Hickory Subdivision also known as DuPont De Nemours and Company's Subdivision, as shown on plat of record in Plat Book 1424, page 68, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Frank W. Roe and wife, Pamela Cheryl Roe by deed from Robert W. Rutherford, Trustee of record in Book 9529, Page 383, Register's Office, Davidson County, Tennessee.

Subject to any and all matters and notes on plat of record in Book 1424, Page 68, Register's Office, Davidson County, Tennessee.

Subject to any and all easements and minimum building setback lines of record.

unimproved ☐

This is improved ☑ property, known as 501 Lawrence Street, Old Hickory, TN 37138

(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 our hands this 3rd day of January, 2023.

Frank W. Roe

Frank W. Roe

Pamela Cheryl Roe

Pamela Cheryl Roe

STATE OF TENNESSEE

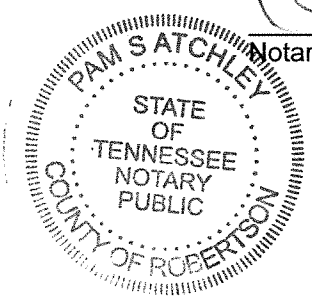
COUNTY OF Cheatham

On this 3rd day of January, 2023, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Frank W. Roe and Pamela Cheryl Roe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
5-30-25

Notary Public,



I, Elizabeth Grooms, 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 1.3.23.

1.3.23

Affiant Signature Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 3rd day of January, 2023.

Elizabeth Grooms

Notary Signature

Commission Expires: _____

ELIZABETH GROOMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires April 22, 2026