Karen Johnson Davidson County
Batch# 982178 DEEDWARR
03/20/2023 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,119.90
20230320-0019584

This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Cynthia Griffith
Brooke St. John
4932 Leesa Ann Lane
Hermitage, TN 37076

SEND TAX BILL TO:
New Owner

MAP/PARCEL 076-05-0-030.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christopher W. Dalton and Amanda N. Dalton, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Cynthia F. Griffith, a married woman, and Brooke Leigh St. John, a single woman, as joint tenants with right of survivorship, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Hidden Hill of record in Plat Book 4860, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher W. Dalton and Amanda N. Dalton, husband and wife, by Quitclaim deed from Christopher W. Dalton of record in Instrument No. 20200812-0090058 Register's Office for Davidson County, Tennessee, dated July 23, 2020, and recorded on August 12, 2020.

This is improved property known as: **4932 Leesa Ann Lane, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 15th day of March, 2023.

WITNESS MY HAND on this the 15th day of March, 2023.

Christopher W. Dalton

Christopher W. Dalton

Amanda N. Dalton

Amanda N. Dalton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Christopher W. Dalton and Amanda N. Dalton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of March, 2023.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3-2-25

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $302,676.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of March, 2023.

NOTARY PUBLIC

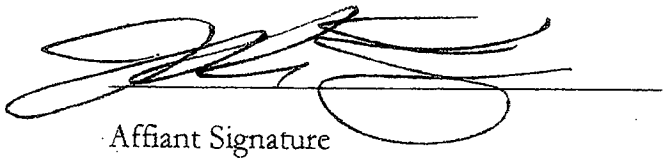
TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

My Commission Expires: 10/16/2024

File No: 230059

Certificate of Authenticity

I, Joshua A. Terry, 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 3/15/2023.



Affiant Signature

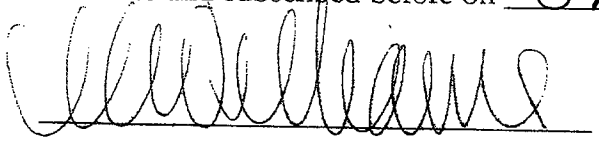
3/17/2023

Date

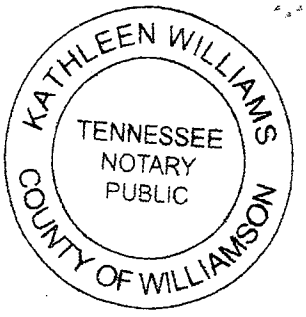
State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/17/2023.



Notary Public



My Commission Expires: 5-23-23