WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Savannah Stone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MARCH, 2023.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 3.8.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Savannah Dawn Toone	NFM Lending, Inc (FN) dba NFM Lending	095-01-0-072
(NAME)	(NAME)	Karen Johnson Davidson County
213 Lisa Lane	1190 Winterson Rd, Ste 300	Batch# 984286 DEEDWARR
(ADDRESS)	(ADDRESS)	03/24/2023 08:18:30 AM 4 pgs
Nashville, TN 37210	Linthicum, MD 21090	Fees: $23.00 Taxes: $1,479.63
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20230324-0021327

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Patricia E Apple and Gayle Massey and Sandy Altizer, as Garry Dale Apples sole heirs at law** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Savannah Dawn Toone, an unmarried woman** hereinafter called the GRANTEE, her 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. 40 on the Plan of Creekside Heights of record in Plat Book 2663, Page 114 & 115, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Garry Dale Apple. unmarried by Warranty Deed from Stephen J. Burchfield and wife, Elizabeth R. Burchfield, dated 12/30/1993, of record in Book 9215, Page 285, Register's Office for Davidson County, Tennessee.

The said Garry Dale Apple died intestate on 08/24/2012, leaving the said Patricia Apple, Sandy Altizer and Gayle Massey as his sole heirs at law as evidenced in File No. 22P734, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 213 Lisa Lane, Nashville, TN 37210
(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 GRANTEE, her assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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.

Effective the 22nd day of March, 2023.

Patricia E Apple

Gayle Massey

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patricia E Apple and Gayle Massey**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of March, 2023.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR * STATE OF TENNESSEE NOTARY PUBLIC * WILSON COUNTY

State of Tennessee
County of _____

Sandy Altizer

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandy Altizer**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this _____ day of March, 2023.

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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.

Effective the 22nd day of March, 2023.

_____
Patricia E Apple

_____
Gayle Massey

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patricia E Apple and Gayle Massey**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of March, 2023.

_____
Notary Public:
My Commission Expires: _____

State of Tennessee
County of Humphreys

Sandy Altizer
_____
Sandy Altizer

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandy Altizer**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of March, 2023.

Joseph Vance
_____
Notary Public:
My Commission Expires: 02/28/2026

JOSEPH VANCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF GREENE

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-RECORDING PAGE FEE

$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 March 22, 2023.

Tracey Trumphour
Affiant
Date: 3/22/2023

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 22 day of March, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY