Karen Johnson Davidson County
Batch# 1003751 DEEDWARR
05/16/2023 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,679.06
20230516-0036546

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Williamson

The actual consideration or value, whichever is greater for this transfer is: $453,800.00

Affiant Signature

Subscribed and sworn to before me on this the 12 Day of MAY 2023

Notary Public

My Commission expires 5 / 18 / 24

NAME AND ADDRESS OF PROPERTY OWNER:
Conner and Rachael Ashbaugh

2809 Donna Hill Dr.
Nashville TN 37214
SEND TAX BILLS TO:
~~SWBC Mortgage~~
~~9311 San Pedro #100~~
San Antonio TX 78216
MAP AND PARCEL NUMBER: 07307012100

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
RYAN A. RAFOTH

WARRANTY DEED
23NT00427

Effective the 12 Day of May, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Deanna V. Wilkerson, a single person

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Conner Ashbaugh and Rachael Ashbaugh, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 301 on the Plan of Sunset View, Section 2, as of record in Book 2663, page 52, Register's Office, Davidson County, Tennessee.

Said Lot No. 301 fronts 100 feet on the northerly side of Donna Hill Drive and runs back between lines 217.8 feet on the west line and 300 feet on the east line, to a dead line in the rear on which it measures 129.5 feet.

Being the same property as conveyed to Deanna V. Wilkerson, a single person by Warranty Deed from Jeffrey T. Lowe and wife, Maria M. Lowe dated 06/27/1994 recorded 06/27/1994 in Book 9389, Page 824, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 2809 Donna Hill Dr, Nashville, TN 37214-1509

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 12 day of May, 2023

Deanna V Wilkerson

Deanna V. Wilkerson

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Deanna V. Wilkerson**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of May, 2023

Notary Public

My Commission expires: 3/3/2025

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Certificate of Authenticity

I, Robin B. White, 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 May 12, 2023.

Date

R B. White

Affiant Signature

5.12.23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of May, 2023.

Sydney Lasch

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

