RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BOX 10-A

Karen Johnson Davidson County
Batch# 1023559 DEEDWARR
07/07/2023 09 19 46 AM 2 pgs
Fees $13 00 Taxes $1,424 50

20230707-0051917

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000 00

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6TH DAY OF JULY, 2023

My Commission Expires 10/2/23
Notary Public

MY COMMISSION EXPIRES

(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
Houston Gaither and Trace Stone	Ascend Federal Credit Union	064-09-0-211
(NAME)	(NAME)	
4269 Brackenwood Drive	P O Box 1210	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Tullahoma, TN 37388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **we Daniel L Dammann and Wife, Ellen L Dammann**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Houston Gaither, unmarried and Trace Stone, unmarried, as tenants in common with rights of survivorship**, hereinafter called the GRANTEE(S), his/her/their 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 Southfork Subdivision, Section One, of record in Plat Book 6250, Pages 384 and 385, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description thereof

Being the same property conveyed to Dan L Dammann and wife, Ellen L Dammann by Warranty Deed from Centex Homes Corporation, a Nevada Corporation, dated 06/08/1987, of record in Book 7275, Page 155, Register'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 ☒ 4269 Brackenwood Drive, 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 GRANTEE(S), his/her/their assigns forever, and we do covenant with the said GRANTEE(S) 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(S), his/her/their 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 6th day of July, 2023.

Daniel L Dammann

Ellen L Dammann

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 Daniel L Dammann and Ellen L Dammann, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of July, 2023

Notary Public:
My Commission Expires: 3.8.2025

WILSON COUNTY TRACEY THOMPHOUS NOTARY PUBLIC STATE OF TENNESSEE

RETURN TO:
Stewart Title Company Tennessee Division
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Mount Juliet, TN 37122