Karen Johnson Davidson County
Batch# 1031714 DEEDWARR
07/28/2023 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20230728-0058133

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT230600124

WARRANTY DEED

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$1,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 26th day of July, 2023

Notary Public

MY COMMISSION EXPIRES: 4-23-25

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ian Thornton **308 W. Due West Ave** **Madison, TN 37115**	Wootten Stanley Private Bank NA 4270 Ivy Pointe Blvd, Ste 400 Cincinnati OH 45245	**051-07-0-038.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kwame Asare and Serwaa Asare, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ian Thornton, an unmarried man

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:

LAND in Davidson County, Tennessee, being more particularly described as follows:

BEING a parcel or tract of land situated in the 11th Civil District of said County, including part of the westerly part of Lot #1 on the Map of Stratton Place Subdivision, as of record in Book 547, page 182, Register's Office for said County and described according to a survey of Hickerson-Johnson, Engineers July 21, 1962, as follows:

Beginning at a point in the northerly margin of Due West Avenue at an iron pin 100 feet west of an iron pin in C.G. Davis' southwest corner; thence north 2° 25' east 592.1 feet to an iron pin; thence south 73° 34' west 149.5 feet to a stake; thence south 2° 40' 50" west 546.29 feet to a monument in the north margin of Due West Avenue; thence south 88° 42' 40" east 143.99 feet to the point of beginning.

BEING the same property conveyed to Kwame Asare and Serwaa Asare, husband and wife, by Warranty Deed from Anita Elliott, unmarried, dated 5/21/2020 and recorded 5/22/2020 in Instrument No. 20200522-0053533, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **308 W. Due West Ave, Madison, TN 37115**
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 26th day of July, 2023.

Kwame Asare

Serwaa Asare

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kwame Asare and Serwaa Asare the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of July, 2023.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 7-26-23 (date of document)

Affiant Signature

7-27-23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 27th day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY