2023-1743

Name and Address of New Owner:
Halle Ames
3139 Earhart Road
Hermitage, TN 37076

Send Tax Bills To:
Halle Ames

Karen Johnson Davidson County
Batch# 1033371 DEEDWARR
08/02/2023 08:13:30 AM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20230802-0059467

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 098-00-0-068

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Stephen Dorning, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Halle S. Ames, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the Fourth Civil District of Davidson County, Tennessee, a Plat entitled "Revision to Parcel #68 Thomas E Harri Prop." which is of record in Book 5190, page 163, in the Register's Office for Davidson County, Tennessee being more particularly described as:

Said tract begins at a concrete monument in the northerly margin of Earhart Road and thence north 48 degrees 08 minutes east 35.29 feet to an iron pin; thence north 40 degrees 49 minutes east 149.10 feet to an iron pin; thence north 66 degrees 05 minutes east 236.50 feet to a point; thence south 86 degrees 35 minutes east 64.71 feet to a point; thence south O degrees 24 minutes west 157.38 feet to an iron pin; thence smith 87 degrees 54 minutes west 261.69 feet to an iron pin; thence south 48 degrees 08 minutes west 137.01 feet to a concrete monument in the northerly margin of Earhart Road; thence with Said margin of said road around a slight curve 50.02 feet to the beginning and containing 1.02 acres, more or less.

Being the same property conveyed to Stephen Dorning, an unmarried man, by Warranty

Deed dated January 13, 2021 from Dennis E. Harris, a widower, recorded January 14, 2021 in Instrument No. 20210114-0006479 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

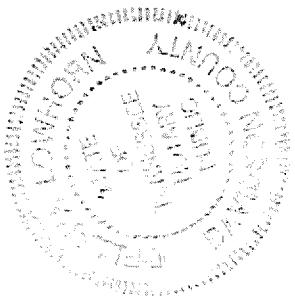
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of July, 2023.

_____(SEAL)
Stephen Dorning

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of July, 2023, before me personally appeared Stephen Dorning, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of July, 2023.



_____
Notary Signature
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $415,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
28th day of July, 2023.

Notary Public
My commission expires: 6/22/26
File No. 2023-6232-AH

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 7/28/23 (date of document).

Affiant Signature

8/1/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON