Karen Johnson Davidson County
Batch# 1034018 DEEDWARR
08/03/2023 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20230803-0059998



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Michelle Wales
Affiant

Subscribed and sworn to before me, this 31st day of July, 2023.

Brad
Notary Public

My commission expires: 10/27/25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company, LLC
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Bobby Darrell Denson and Cindy Denson	**New owner**	**053-08-0-050.00**
3033 Lakeshore Dr.		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Horace Wayne Denton, Jr. and Gary Alan Denton, as Tenants in Common

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Bobby Darrell Denson and Cindy Denson, 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, State of Tennessee, being Lots No. 3 and 4 of Block 15 on the Map of Dabbs and Elliott Subdivision, Old Hickory, Tennessee, of record in Book 547, page 127, Register's Office for said County.

Said lots adjoin and front together 100 feet on the southeasterly side of 24th Street and run back between parallel lines 144 feet to an alley.

Being the same property conveyed to Horace W. Denton and wife, Sylvia B. Denton by Warranty deed from Annie Lou McFerrin Thomas, Thomas H. McFerrin, Perle McFerrin Hartley, Lytton M. McFerrin, Mary Elizabeth McFerrin Goolsby, Marshal F. McFerrin, Evelyn McFerrin Kimble, Jean McFerrin Stephens, Winfred L. McFerrin and Betty Jo McFerrin Jones of record in Book 4638, page 90, Register's Office for Davidson County, Tennessee, dated July 25, 1972 and recorded on September 15, 1972.

Being the same property conveyed to Horace Wayne Denton, Jr., and Gary Alan Denton, as Tenants in Common by Quitclaim deed from Horace W. Denton and wife, Sylvia B. Denton of record in Instrument No. 20180223-0017432 Register's Office for Davidson County, Tennessee, dated February 21, 2018 and recorded on February 23, 2018.

This is **improved** property known as **302 24th St, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 31st day of July, 2023.

Horace Wayne Denton, Jr.

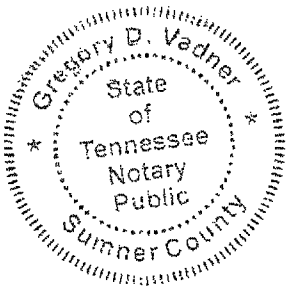
Gary Alan Denton

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, Horace Wayne Denton, Jr. and Gary Alan Denton, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 31st day of July 2023.

Notary Public
My Commission Expires: 3-23-27



Lenders Title Company File No. 23-001577-525

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 07/31/2023 (date of document).

Affiant Signature

08/03/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd day of August, 2023.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

