Karen Johnson Davidson County
Batch# 1053337 DEEDWARR
09/22/2023 03:10:30 PM 5 pgs
Fees: $28.00 Taxes: $555.00
20230922-0074769

Name and Address of New Owner:
Drew R. Davis
1281 Cromwell Court
Gallatin, TN 37066

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
National Title Services, LLC
15 Century Blvd, Suite 307
Nashville, TN 37214
TN-23-3522

Map & Parcel No: 053-03-0-126.00

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, **James Cory Detlesen, a married man, and April Dawn Patton n/k/a April Dawn Bailey, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Drew R. Davis, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 87 and the Southerly 28 1/2 feet of Lot No. 86 of Section "C" on the Plan of E. I. DuPont DeNemours and Company's Subdivision, as of record in Book 1424, Page 66, Register's Office for said County.

Said Lot No. 87 and part of Lot No. 86 front together 85.5 feet on the Easterly side of Elliston Street and extend back 72 feet on the Northerly line and 71.9 feet on the Southerly line, to a dead line measuring 85.5 feet thereon.

Being the same property conveyed to James Cody Detlelsen and April Dawn Patton, with a life estate to Sandra Faye Waggoner, by Quitclaim to Create Life Estate from Frances Waggoner Johnson and husband, John Milton Johnson, Jr., of record in Book 10227, Page 50, Register's Office for Davidson County, Tennessee, dated August 12, 1996 and recorded on October 6, 1996. Said Sandra Faye Waggoner died on December 11, 2022, thereby terminating said life estate.

Property most commonly known as: 1407 Elliston Street, Nashville, TN 37138

This being investment property only, having never been the personal residence of grantor at any time. Grantor warrants that he/she never lived in the subject property as a married person and that subject property is not subject to any homestead, dower, or other martial rights or interest as contemplated by T.C.A. CODE 26-2-301, A.B. AND D, or other similar statue therein.

This conveyance is subject to the following: 1) Property taxes for the year 2023, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 15th day of September, 2023.

(SEAL)
James Cory Detlesen

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 15th day of September, 2023, before me personally appeared James Cory Detlesen, 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 15th day of September, 2023.

Notary Signature
My commission expires: 04/19/2025

BECKY A MEAD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires

April Dawn Bailey, f/k/a April Dawn Patton (SEAL)

STATE OF TENNESSEE
COUNTY OF Cheatham

On this 15th day of September, 2023, before me personally appeared April Dawn Bailey f/k/a April Dawn Patton, 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 15th day of September, 2023.

Notary Signature
My commission expires: 04/15/2025

BELINDA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

AFFIDAVIT OF VALUE

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 $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 15th day of September, 2023.

Notary Signature
My commission expires: 04/19/2025

BECKY A MEAD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires

Tennessee Certification of Electronic Document

I, Becky A Mead, 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 September 15, 2023 (date of document).

Becky A Mead
Affiant Signature

September 15, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15th day of September, 2023

Rebekkah Woolridge
Notary's Signature

MY COMMISSION EXPIRES: 12/21/2024

NOTARY'S SEAL

REBEKKAH WOOLRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY