NEW OWNER:
ANNA ADAIR NEWTON
817 LUXEMBURG DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 23-1033

Map & Parcel:
07512000100

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1054027 DEEDWARR
09/26/2023 10:51:30 AM 4 pgs
Fees: $23.00 Taxes: $1,600.25
20230926-0075480

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Thirty-Two Thousand Five Hundred and 00/100 Dollars ($432,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DONALD C. HITE and CHRISTY M. HITE, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **ANNA ADAIR NEWTON and COLBY NEWTON, wife and husband,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Being known and designated as all of Lot No. 163, Plan of Section 3, Highlands of Tulip Grove, of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to DONALD C. HITE and CHRISTY M. HITE, husband and wife, as joint tenants with right of survivorship, by Quitclaim Deed from Donald C. Hite, married, dated January 21, 2022, and of record in Instrument No. 20220223-0020497, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Donald C. Hite, married, by Warranty Deed from Stephen J. Prosch and wife, Susan M. Prosch, dated March 26, 2010, and of record in Instrument No. 20100330-0023687, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **817 LUXEMBURG DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4675, Page 140, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 21st day of September, 2023.

DONALD C. HITE

CHRISTY M. HITE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DONALD C. HITE and CHRISTY M. HITE**, 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.

WITNESS my hand and official seal at office this 21st day of September, 2023.

NOTARY PUBLIC

My commission expires: JACOB THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES AUGUST 1ST, 2025

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The actual consideration or value, whichever is greater, for this transfer is **$432,500.00.**

AFFIANT

Sworn to and subscribed to before me this 21st day of September, 2023.

NOTARY PUBLIC

My commission expires: 12/28/24

MADELINE HAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, J. Trent Lehman, 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 9/21/2023 (date of document).

Affiant Signature

9/22/2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/25

Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY