Karen Johnson Davidson County
Batch# 1068074 DEEDWARR
11/02/2023 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,354.20
20231102-0086050

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 23046059**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $366,000.00. Valarie Sanborn Affiant Subscribed and sworn to before me, this 31st day of October, 2023. Kristin Booth Notary Public My Commission Expires: 9-2-24

KRISTIN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sheena B. Stockton and Summer L. Stockton Revocable Trust 1325 Caloosa Vista Road Fort Myers, FL 33901	New Owner	Tax Parcel ID No. 072 10 0 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Emily Whitcomb, married and Jennifer N. Whitcomb-Oliva, an unmarried individual,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sheena B. Stockton and Summer L. Stockton Revocable Trust, dated September 21, 2020** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot 18, on the Plan of Dozier Place, filed of record in Plat Book 974, Page 51, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Mary Emily Whitcomb, an unmarried individual, Jennifer N. Whitcomb-Oliva, an unmarried individual, joint tenants with right of survivorship, by Warranty Deed from Kevin Seats, of record in Instrument No. 20100610-0045163, in the Register's Office of Davidson County, Tennessee, dated May 25, 2010, and recorded on June 10, 2010.

Said property was never the marital residence of Grantors.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Dozier Place, as recorded in Plat Book 974, Page(s) 51.

This is improved property located at 1017 Dozier Place Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of October, 2023.

Mary Emily Whitcomb

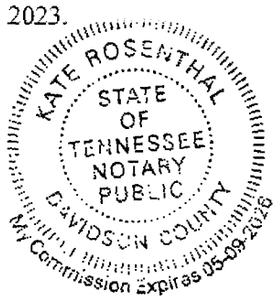
Jennifer N. Whitcomb-Oliva

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Emily Whitcomb and Jennifer N. Whitcomb-Oliva, 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, at office, this 31st day of October, 2023.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Steven T. Morris 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 October 31, 2023 (date of document).

Affiant Signature

November 2, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 2nd day of November, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023