This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21857-AP

Karen Johnson Davidson County
Batch# 1079508 DEEDWARR
12/07/2023 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $377.40
20231207-0094582

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $102,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2023.

Notary Public
My Commission Expires: 5-31-26

MORGAN O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Walter Colson<br>Susan Colson<br>150 Chandler Road<br>Mt Juliet, TN 37122 | New Owner | 004-00-0-140 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mary Sue Duetz, a single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Walter Colson and Susan Colson, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 1, Fred Baxter Subdivision, Riley Adcock Road, according to survey and plat of same appearing of record in Book 6200, page 526, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Together with one 1972 Bonn F&R manufactured home, bearing manufacturer's identification no. B72260149.

Being the same property conveyed to Mary Sue Duetz, a single person by Warranty Deed from Hollis Preston Carter and wife, Patricia Ann Carter, dated November 15, 2018, recorded November 16, 2018, of record in Instrument No. 20181116-0112913, Register's Office for Davidson County, Tennessee.

This is improved property located at: **8380 Riley Adcock Road, Joelton, TN 37080.**

This conveyance is made subject to 1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof 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** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do

further covenant and bind ourselves, our 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. Whenever 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,** Grantor has executed this instrument on this 30th day of November, 2023.

GRANTOR:

Mary Sue Duetz

STATE OF TENNESSEE
COUNTY OF DAVDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary Sue Duetz, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of November, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1-6-2024



202312070094582

## Certificate of Authenticity

I, Celia Stewart-Rouse, 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 11/30/23.

Date

Celia Stewart-Rouse

Affiant Signature

11/30/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 30th day of November, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY