Karen Johnson Davidson County
Batch# 1091366 DEEDWARR
01/22/2024 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,274.65
20240122-0002947

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $344,500.00

Affiant

Subscribed and sworn to before me, this 10th day of January, 2024

Notary Public
My commission expires: 07-20-2027

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 07-20-2027

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **James Walter Watkins, Jr**<br>**Jimmy Watkins** | New Owner | **07605014500** |
| **845 Stoner Mill Lane** | | |
| **Hermitage, TN 37076** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Marlene Kelley, a single woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**James Walter Watkins Jr. and Jimmy Watkins, tenants in common with the right of survivorship**

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 13, Plan of Stoner Mill, Section Two, of record in Plat Book 6900, Page 904, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Marlene Kelley, by Warranty Deed from Robert Brandon Amburgey and Sarah Elizabeth Amburgey, husband and wife, dated July 31, 2015, of record in Instrument No. 20150803-0076279, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 845 Stoner Mill Lane, Hermitage, TN 37076.

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 in 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. 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.

Marlene Kelley Date: 1/9/2024

STATE OF New Mexico

COUNTY OF Bernalillo

Personally appeared before me, a Notary Public of said County and State, Marlene Kelley, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of January, 2024.

NOTARY PUBLIC

CHASTITY NICOLE DYER
Notary Public
State of New Mexico
Comm. # 2000148
My Comm. Exp. Jul 27, 2027

My Commission Expires: 7-27-27

# CERTIFICATE OF AUTHENTICITY

I, Brenda Shelby, do hereby make oath that I am licensed attorney and/or 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 the law on 1/9/2024.

Brenda Shelby

AFFIANT

DATE: 1/12/2024

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 12 day of January, 2024.

Jennifer A Hoffman

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

