WARRANTY DEED

Karen Johnson
Batch # 1113009
03/20/2024 11:16:43 AM
Fees: $23.00 Taxes: $1,665.00

Davidson County
DEEDWARR
4 pgs

20240320-0019228

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Esquire Division,
30 Burton Hills Blvd, Suite 200, Nashville, TN 37215

File No.: ST24-020124

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Donnie R. Hogan	Donnie R. Hogan	
(NAME)	(NAME)	
3601 Nebraska Avenue	2020 Annie Ct	104-01-0-446
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Springfield, TN 37172	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($450,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DORINDA ASHBURN AND RONALD SCOTT HARDEN AND CINDI KAY MILLER AND THOMAS DEREK BROWN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONNIE R. HOGAN, A MARRIED MAN,** 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. 1, on the Plan of Nebraska Avenue Subdivision, as shown on plat of record in Instrument No. 20070828-0103143, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Ernest M. Ashburn and wife, Gladys Ashburn by Warranty Deed from Bryant M. Raines and wife, Betty Raines, dated 12/11/1957, of record in Book 2707, Page 411, Register's Office for Davidson County, Tennessee.

The said Ernest M. Ashburn having since died on May 18, 2001 leaving Gladys Ashburn as the sole surviving tenant by the entirety.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-NAH-24-3601

The said Gladys Ashburn having since died testate on June 24, 2023 leaving Dorinda Ashburn, Ronald Scott Harden, Cindi Kay Miller and Derek Brown as her surviving heirs-at-law as evidenced by Affidavit of Heirship filed simultaneously herewith.

The said Dorinda Ashburn being one and the same person as Dorinda E. Vardell.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

This is **improved** property, known as 3601 Nebraska Avenue, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness my/our hand(s) this the 14th day of March, 2024

Dorinda Ashburn

Ronald Scott Harden

Cindi Kay Miller

Thomas Derek Brown

STATE OF TENNESSEE

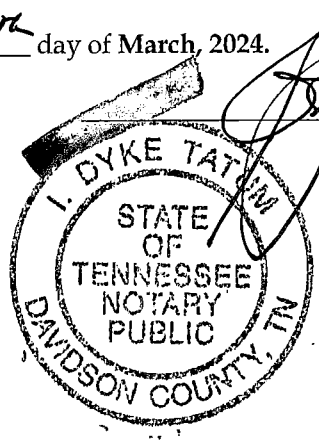
COUNTY OF DAVIDSON

On this 14th day of March, 2024, before me, the undersigned, a Notary Public, for the State of Tennessee and County aforesaid, personally appeared **Dorinda Ashburn** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to this instrument as the principal, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

WITNESS my hand and seal this 14th day of **March, 2024.**

Notary Public

My Commission expires: 5/5/2025



STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th day of March, 2024, before me, the undersigned, a Notary Public, for the State of Tennessee and County aforesaid, personally appeared **Cindi Kay Miller** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to this instrument as the principal, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

WITNESS my hand and seal this 14th day of **March, 2024.**

Theresa L Smith

Notary Public

My Commission expires: 9-7-26



STATE OF TENNESSEE

COUNTY OF DAVIDSON

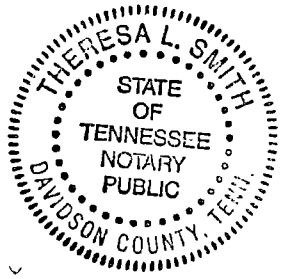
On this 14th day of March, 2024, before me, the undersigned, a Notary Public, for the State of Tennessee and County aforesaid, personally appeared **Ronald Scott Harden** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to this instrument as the principal, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

WITNESS my hand and seal this 14th day of **March, 2024.**

Theresa L Smith

Notary Public

My Commission expires: 9-7-26



STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th day of March, 2024, before me, the undersigned, a Notary Public, for the State of Tennessee and County aforesaid, personally appeared **Thomas Derek Brown** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to this instrument as the principal, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

WITNESS my hand and seal this 14th day of **March, 2024.**

Theresa L Smith

Notary Public

My Commission expires: 9-7-26

