Return

BANKERS TITLE
& ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1114510 DEEDWARR
03/25/2024 09:59:10 AM 2 pgs
Fees: $13.00 Taxes: $2,146.00
20240325-0020382

2024-01-14
THIS INSTRUM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd day of March, 2024.

(Affix Seal) Notary Public

My Commission Expires: 3/7/24

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kimberly A. DeFily and Christopher V. DeFily 506 Menees Lane Madison, TN 37115	OWNER	Map/Parcel 063-00-0-180.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patricia Fox-Dale, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Kimberly A. DeFily and Christopher V. DeFily, wife and husband**, hereinafter called the GRANTEES, their heirs and assigns, that 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. 3 on the Plan of the Resubdivision of the Donnell Land, of record in Book 5190, Page 156, said Register's Office, to which Plan Reference is hereby made for a more complete legal description.

Being the same property conveyed to James Roger Dale, Sr. and wife, Patricia Fox-Dale by Warranty Deed from William C. Bell and wife, Judi W. Bell of record in Book 9428, page 222, Register's Office for Davidson County, Tennessee, dated August 01, 1994 and recorded on August 04, 1994. James Roger Dale, Sr. died on October 13, 2022, and said property is vested in Patricia Fox-Dale, as the surviving tenant by the entirety.

This conveyance is subject to the following: Davidson County property taxes for the year 2024 and subsequent years, are a lien but not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 506 Menees Lane, Madison, TN 37115.

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 the GRANTOR, does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her heirs and assigns, 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.

~~Effective~~ the _____ day March, 2024.

Patricia Fox-Dale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of March, 2024, before me personally appeared Patricia Fox-Dale, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of March, 2024.

_____
Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 11-16-2024