Karen Johnson Davidson County
Batch# 1116967 DEEDWARR
04/01/2024 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20240401-0022408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THEACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00

Curtis Ingram
Affiant

Subscribed and sworn before me, this 28THDAYOFMARCH,2024.

Elizabeth J Barnes
Notary Public

MYCOMMISSION EXPIRES: 11-21-26

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC OF STATE WILLIAMSON COUNTY ELIZABETH J BARNES

WARRANTY DEED

THIS INSTRUMEN WAS PREP.AR.ED BY
Residential & Commer c i a l Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S)AS FOLLONS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelli Dixon, unmarried	Same	
	(NAME)	
115 Stonecrest Drive		114-12-0A-008.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-5235		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Christina Marie Dalton, married, f.k.a. Christina Marie Driscoll, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kelli Michelle Dixon, unmarried, 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. 8 on the Plan of Stoneridge Townhomes, Phase 1, as shown on plat of record in Exhibit "E" of Instrument No. 20060721-0088352 and amended in Instrument No. 20080201-0010773 and Supplement in Instrument No. 20080715-0072550 , in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Christina Marie Driscoll, an unmarried woman by Warranty Deed from Curtis Dale Ingram and Elaine Pardo Ingram, husband and wife of record in Instrument No. 20210505-0060565 Register's Office for Davidson County, Tennessee, dated May 3, 2021 and recorded on May 5, 2021.

Christina Marie Driscoll having since been married and now known as Christina Marie Dalton.

This property is not a residence of the Grantor, spouse, or any dependent.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 115 Stonecrest Drive, Nashville, TN 37209-5235
(House Number) (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 28th day of March, 2024.

WARRANTY DEED
(Continued)

Christina Marie Dalton f.k.a. Christina Marie Driscoll

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christina Marie Dalton, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of March, 2024.

Notary Public

My Commission Expires: 1/6/2026

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 29, 2024.

J. Carlton Drumwright

March 29, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 29, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY