Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
24-0076

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of April, 2024

Notary Public

Commission Expires: 11/19/2025

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
M. Comm Exp
11-19-2025
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 1129971 DEEDWARR
05/02/2024 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20240502-0032055

Address of New Owner	Send Tax Bills To:	Map & Parcel
Clifford Robinson and Thuong Nguyen 5009 Trailwater Drive Antioch, TN 37013	New owner	176-02-0-040.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Ron Davis, married and Donita Stewart, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Clifford Robinson and Thuong Nguyen, husband and wife

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. 262 on the Plan of Peppertree Forest, Section 15, of record in Plat Book 7900, page 574, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property previously conveyed to Jane Gay Webb, an unmarried person, by Warranty Deed from Jerry D. Butler and wife, Georgia Butler, dated 5/3/1994 and recorded 5/5/1994 in Book 9335, Page 101, in the Register's Office of Davidson County, Tennessee.

The said Jane Gay Webb having since died testate on June 4, 2023 and her Estate having been probated under Case No. 23P-1339 in the Probate Court for Davidson County, Tennessee. By her Last Will and Testament, she devised subject property to Ron Davis and Donita Stewart and appointed Ronald Davis, also known as Ronald Alan Davis, Sr. to act as Executor of her Estate.

BEING the same property conveyed to Ron Davis and Donita Stewart, by Executor's Quitclaim Deed from Ronald Alan Davis, Sr., Executor of the Estate of Jane Gay Webb, dated 1/10/2024 and recorded 1/23/2024 in Instrument No. 20240123-0003727, in the Register's Office of Davidson County, Tennessee.

Subject property is not the principal residence of the grantors, nor the granors' spouses.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5009 Trailwater Drive Antioch, TN 37013.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of April, 2024.

Ron Davis

Ron Davis

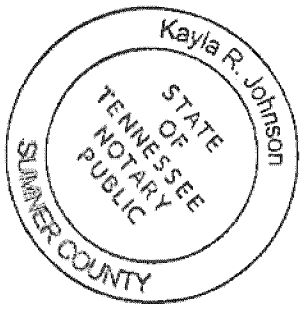
Donita Stewart

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ron Davis and Donita Stewart** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 30th day of April, 2024.

Notary Public
My Commission Expires: 7/27/27



(Notary Seal)

Certificate of Authenticity

I, Joshua A. Terry, 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 4/30/2024.

Affiant Signature – Joshua A. Terry

5/1/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/1/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27