RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Prepared by:

Steltemeier & Westbrook, PLLC
220 Second Avenue, South
Franklin, TN 37064

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $515,000.00.

Affiant

Subscribed and sworn to before me this 15 day of May, 2024.

Notary Public

My Commission Expires: 11-8-27

Karen Johnson
Batch # 1136248
05/17/2024 09:48:29 AM
Fees: $13.00 Taxes: $1,905.50

Davidson County
DEEDWARR
2 pgs

20240517-0036715

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Address of New Owner:	Send Tax Bills to:	Tax Information:
Reed T. Davis & Kylie N. Davis	OWNERS	
238 Donelson Hills Drive		095-02-0-013.00
Nashville, TN 37214		

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, we

Michael S. Petty and Kimberly Petty, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Reed T. Davis and Kylie N. Davis, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No 48 on the Map of Donelson Hills, of record in Book 2331, Page 23, Register's Office for said County, more particularly described as follows:

Beginning at a point on the west side of Donelson Hills Drive, at the intersection of Lot Nos. 48 and 49 and running in a southerly direction along the margin of said Drive, 166.6 feet to a point; thence around a curve 33.24 feet to the intersection of June Drive; thence along the northerly margin of June Drive 212.76 feet to a point; thence in a northerly direction 167.1 feet to a point; thence easterly with the line between Lot Nos. 48 and 49, 154.5 feet to the margin of Donelson Hills Drive, the point of beginning.

Being a portion of the same property conveyed to Michael S. Petty and Kimberly Petty, husband and wife, by Quitclaim Deed dated March 5, 2020, recorded at Instrument No. 20200428-0044073, Register's Office for Davidson County, Tennessee.

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

This is improved property located at **238 Donelson Hills Drive, Nashville, TN 37214.**

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 our hands this 15th day of May, 2024.

Michael S. Petty

Kimberly Petty

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael S. Petty and Kimberly Petty, the bargainor(s), with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of May, 2024.

Notary Public – Larry N. Westbrook

My Commission Expires: 3/26/2025

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY