Karen Johnson
Batch # 1136340
05/17/2024 12:11:55 PM
Fees: $13.00 Taxes: $122.10

Davidson County
DEEDWARR
2 pgs

20240517-0036805

THIS INSTRUMENT PREPARED BY:
JORDAN B. OSBORN, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 EAST COLLEGE STREET, SUITE 200
DICKSON, TENNESSEE 37055
RT8237-01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS, Cash in Hand paid by ROSEMARY SANDERS, the receipt of which is hereby acknowledged, I, WILLIAM T. CONTE, JR. (also known as William T. Conte), have bargained and sold, and by these presents do transfer and convey unto the said ROSEMARY SANDERS, her heirs and assigns, a certain tract or parcel of land as follows:

> Being Lot No. 75 on the Plan of Harpeth Park, Section 3, as of record in Book 4175, Page 14. Said Lot No. 75 fronts 86.50 feet on the southerly side of Arbor Drive and 115.00 feet on the easterly side of Regency Drive, and measures 39.27 feet around the curve at the southeasterly corner of the intersection of Arbor Drive and Regency Drive; measures 111.50 feet along its southerly line and 140.00 feet on its easterly line.
>
> Being the same property conveyed to William T. Conte and wife, Katherine S. Conte by deed from James W. Trageser and wife, Mary C. Trageser, dated June 17, 1977, and of record in Book 5162, Page 752, in the Register's Office for Davidson County, Tennessee. Also being the same property title to which vested in William T. Conte, upon the death of his wife, Katherine S. Conte, by reason of their tenancy by the entirety.
>
> This conveyance is subject to the right-of-way of Regency Drive and Arbor Drive.
>
> This conveyance is subject to restrictions of record in Book 4232, Page 417, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said ROSEMARY SANDERS, her heirs and assigns, forever. And I do covenant with the said ROSEMARY SANDERS, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of 2024 Davidson County property taxes. And I do further covenant and bind myself, my heirs and

assigns, to warrant and forever defend the title to said land to the said ROSEMARY SANDERS, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 3rd day of May, 2024.

William T Conte JR

WILLIAM T. CONTE, JR.

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, WILLIAM T. CONTE, JR., with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 3rd day of May, 2024.

DANA B MARLOW STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. FEB 23, 2028 DICKSON COUNTY

Dana B Marlow

NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 33,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Rosemary Sanders

AFFIANT

Sworn to and subscribed to before me this 3 day of May, 2024.

DANA B MARLOW STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. FEB 23, 2028 DICKSON COUNTY

Dana B Marlow

NOTARY PUBLIC

My Commission Expires: _____

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Map: 128
Group: 14
Parcel: 124.00

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
ROSEMARY SANDERS
1803 Cedar Hill Rd
White Bluff TN 37187