Karen Johnson Davidson County
Batch# 1140932 DEEDWARR
05/30/2024 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,894.40
20240530-0040143

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-22634-mc

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $512,000.00.

Affiant

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th **DAY OF MAY, 2024.**

Notary Public

MY COMMISSION EXPIRES: 3-21-28
(AFFIX SEAL)

07-NSH24-07677

Address of New Owner:	Send Tax Bills to:	Tax Information:
John Stallworth and Pamela Stallworth 6036 Hagars Grove Pass Hermitage, TN 37076	United Wholesale Mtg 700 South Blvd East Pontiac MI 48341	098 10 0A 010.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tonya France, a single woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John Warren Stallworth and Pamela Sue Stallworth, husband and wife,** hereinafter called the Grantees, their successors 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. 10, on the Plan of PHASE ONE, HAGARS GROVE, RS15 CLUSTER LOT SUBDIVISION, of record in Instrument No. 20040614-0069738, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tonya France, a single woman, by Warranty Deed from Barry B. Groomes and wife, Nancy L. Groomes, of record in Instrument No. 20200728-0082928, in the Register's Office of Davidson County, Tennessee, dated July 24, 2020 and recorded on July 28, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 6036 Hagars Grove Pass, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28 day of May, 2024

Tonya France

STATE OF ~~TENNESSEE~~ PA

COUNTY OF Clinton

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tonya France, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Clinton County, PA, ~~Tennessee~~, this 28 day of May, 2024

Chawn D. Gehr

~~Notary Public~~

My Commission Expires: 1/13/28

Commonwealth of Pennsylvania - Notary Seal
Chawn D. Gehr, Notary Public
Lycoming County
My commission expires January 13, 2028
Commission number 1295643
Member, Pennsylvania Association of Notaries

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 5/29/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 5/29/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th **day of** May, **2024.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

