WARRANTY DEED

Karen Johnson Davidson County
Batch# 1143981 DEEDWARR
06/06/2024 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $850.63
20240606-0042456

File No. AT-24-6807

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of ~~May~~, June 2024

Notary Public

MY COMMISSION EXPIRES: 03/01/2025 (AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dana Solomon	New Owner	
(NAME) 4604 Woodside Drive	(NAME)	064-08-0-076.00
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Stephanie M. Newton, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dana Solomon, unmarried woman**, HEREINAFTER CALLED THE GRANTEE, 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. 11B on the Plan of Zone Lot Division, Lots 7 thru 12, Section Two, Lake Country of record in Plat Book 5200, page 788, as amended in Plat Book 5200, Page 664, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephanie M. Newton, unmarried by Warranty Deed from Mildred Adams, an unmarried woman of record in Instrument No. 20160706-0068967 Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 06, 2016.

This is property more commonly known as 4604 Woodside Drive, Old Hickory, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for 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 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 this 31st day of May, 2024.

STEPHANIE M. Newton by
Brandon Wesley Lippman, Attorney-in-fact

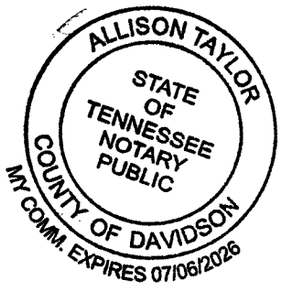
Stephanie M. Newton by Brandon Wesley Lippman, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Brandon Wesley Lippman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Stephanie M. Newton, and that this instrument was executed on behalf of the said Stephanie M. Newton for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202406060042455_____, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 31st day of May, 2024.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/31/24 (date of document).

Jennifer Russell
Affiant Signature

6/4/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 4th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

