WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$310,000.00~~ $361,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2024

Notary Public

MY COMMISSION EXPIRES: 03/16/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Dina Barton, unmarried	Dina Barton	128-10-71
(NAME)	(NAME)	
252 New Sawyer Brown Road	1709 Haleys Hope Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20241287

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, **Connie S. Wright and Kelli R. Guy and Cleophus R. Mims** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Dina Barton, unmarried**, 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. :

Certain real property situate in the 9th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 98 on the Plan of Stacy Square, Section 3, as of record in Book 4175, page 154, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Cleophus R. Mims and wife, Susie E. Mims by Warranty Deed from Michael L. Hiatt and wife, Diana M. Hiatt, dated 03/18/1982 and filed of record in Book 5864, page 781, Register's Office for Davidson County, Tennessee. The said Susie E. Mims having died on or about 02/16/2017, leaving the said Cleophus R. Mims, the surviving tenant by the entirety and sole owner of said land.

Cleophus R. Mims conveyed said property to Connie S. Wright, married, Kelli R. Guy, married and Cleophus R. Mims, unmarried, by Quitclaim Deed dated 06/23/2017 and filed of record in Instrument No. 20170628-0065163, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 252 New Sawyer Brown Road, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Karen Johnson
Batch # 1158602
07/16/2024 02:37:56 PM
Fees: $13.00 Taxes: $1,135.90

Davidson County
DEEDWARR
2 pgs

20240716-0053501

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-LPT-24-252

Witness my hand this 15th day of July, 2024

Connie S. Wright

Kelli R. Guy

Cleophus R. Mims

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Connie S. Wright and Kelli R. Guy and Cleophus R. Mims, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th of July, 2024.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
June 23, 2027