Karen Johnson Davidson County
Batch# 1173508 DEEDWARR
08/23/2024 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,259.85
20240823-0064964

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-3715

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,500.00

Affiant

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of August, 2024

Notary Public

Commission Expires:

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cecilia Rose 1407 Elliston Street Old Hickory, TN 37138	Bank of America, NA 4500 Amon Carter Blvd. MS TX 2-979-01-02 Fort Worth, TX 76155	053-03-0-126.00

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, I/WE,

Drew R. Davis, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cecilia Rose, an unmarried woman

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:

Land in Davidson County, Tennessee, Being Lot No. 87 and the Southerly 28 1/2 feet of Lot No. 86 of SECTION "C" ON THE PLAN OF VILLAGE OF OLD HICKORY, as of record in Plat Book 1424, Page 66, Register's Office for said County.

Said Lot No. 87 and part of Lot No. 86 front together 85.5 feet on the Easterly side of Elliston Street and extend back 72 feet on the Northerly line and 71.9 feet on the Southerly line, to a dead line measuring 85.5 feet thereon.

BEING the same property conveyed by Warranty Deed from I. B. Vantrease and wife, Mary S, Vantrease to O.L. Waggoner and wife, Frances L. Waggoner, recorded November 17, 1953, as Book 2204 Page 271 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $6,500.00. The said O. L. Waggoner having since died leaving Frances L. Waggoner surviving tenant by the entirety.

BEING the same property conveyed by Quit Claim Deed to Create Life Estate from Frances Waggoner Johnson and husband John Milton Johnson, Jr. to James Cody Detlesen and April Dawn Patton, with a life estate to Sandra Faye Waggoner, recorded August 16, 1996, as Book 10227 Page 50 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00. The said Sandra Faye Waggoner Stephens died on or about December 11, 2022, thereby extinguishing her life estate interest in and to said property.

BEING the same property conveyed by Warranty Deed from James Cory Detlesen, a married man, and April Dawn Patton n/k/a April Dawn Bailey, a married woman to Drew R. Davis, a married man, recorded September 22, 2023, as Instrument No. 20230922-0074769 in Davidson County, Tennessee Register of Deeds. Subject property having never being the primary residence of herein grantor or his spouse, Tamara Davis.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1407 Elliston Street, Old Hickory, TN 37138

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 so 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.

Dated this the 23rd day of August, 2024.

Drew R. Davis

STATE OF TENNESSEE
COUNTY OF Sumner

On this 23rd day of August, 2024, before me personally appeared Drew R Davis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of August, 2024.

Notary Signature
My commission expires: 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

True Copy Certification

I, **Tonya Cherry,** 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 this the 23 day of August, 2024.

Affiant Signature
Date 8/23/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23 day of August, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

