# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1181457 DEEDWARR
09/13/2024 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20240913-0070963

File #24-PA-0810-P

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF September, 2024.

Notary Public
MY COMMISSION EXPIRES:

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Sarah Beth Paul and Paige Tocash** | **Wesley Mortgage, LLC** | |
| (NAME) | (NAME) | **044 15 0 204.00** |
| **810 Clarke Street** | **9009 Carothers Parkway, Ste A-3** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37138** | **Franklin, TN 37067** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

**POLLY PALMER, AN UNMARRIED WOMAN,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**SARAH BETH PAUL, AN UNMARRIED WOMAN, AND PAIGE TOCASH, AN UNMARRIED WOMAN,**

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 206 on the Plan of SECTION "A", VILLAGE OF OLD HICKORY of record in Plat Book 1424, Page 68, 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 Polly Palmer, an unmarried woman, by Warranty Deed from Jennifer A. Mayo, an Unmarried Woman and Joseph T. Mayo, an Unmarried Man, of record in Instrument No. 20220712-0079755, in the Register's Office of Davidson County, Tennessee, dated July 11, 2022 and recorded on July 12, 2022.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION "A", VILLAGE OF OLD HICKORY, as recorded in Plat Book 1424, Page(s) 68.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PROPERTY SURVEY, VILLAGE OF OLD HICKORY, as recorded in Plat Book 1424, Page(s) 69 and Plat Book 1835, Page 87.

*Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION "A", VILLAGE OF OLD HICKORY, as recorded in Plat Book 1424, Page(s) 68.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PROPERTY SURVEY, VILLAGE OF OLD HICKORY, as recorded in Plat Book 1424, Page(s) 69 and Plat Book 1835, Page 87.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 810 Clarke 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the ~~3rd~~ 30 day of ~~September~~ August, 2024.

Polly Palmer

STATE OF ~~Pa~~ Pennsylvania
COUNTY OF Philadelphia

dp

On this 30 day of ~~September~~ August, 2024, before me personally appeared Polly Palmer, 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 30 day of ~~September~~ August, 2024. dp

Notary Signature
My commission expires: 12.23.24

Commonwealth of Pennsylvania - Notary Seal
DEBRA J. POHL, Notary Public
Philadelphia County
My Commission Expires December 23, 2024
Commission Number 1130632

**True Copy Certification**

I, **Pam Autry,** 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 30 day of ~~September~~ August, 2024.

Affiant Signature _____
Date 9/12/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of September, 2024.

_____
Notary's Signature
MY COMMISSION EXPIRES: _____

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