WARRANTY DEED

Karen Johnson
Batch # 1187173
09/27/2024 09:45 AM
Fees: $13.00 Taxes: $1,110.00

Davidson County
DEEDWARR
2 pgs

20240927-0074998

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF SEP, 2024

Notary Public

MY COMMISSION EXPIRES: 1-9-25

(AFFIX SEAL)

BENTON SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MST 2024-1365

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1:16 LLC	SEND TAX BILL TO NEW OWNER	162-03-0-178.00
(NAME)	(NAME)	
375 Davids Way		
(ADDRESS)	(ADDRESS)	
LaVergne, TN 37086		
(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, WE, **Sherry A. Atwood, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1:16 LLC,** 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. 9 on the Plan of Apache Hills, Section 4 of record in Plat Book 4460, Page 60, 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 Albert R. Atwood and wife, Sherry A. Atwood by Deed from C & S Builders, Inc. of record in Book 4658, page 724, Register's Office for Davidson County, Tennessee, dated November 17, 1972 and recorded on November 28, 1972. The said Albert R. Atwood died on May 8, 2024 and said property vested to Sherry A. Atwood as the surviving tenant by the entirety.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 4460, Page 60, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 4564, Page 724, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance to Metro Department of Water and Sewerage Services of record in Book 5180, Page 996 and Book 5181, Page 15, in the Register's Office for Davidson County, Tennessee.

This property, known as 4962 Karen Ray Drive, Antioch, TN 37013
(House Number) (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 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(s) this 25 DAY OF SEPTEMBER, 2024.

Sherry A. Atwood by Amelia Swanson her Attorney-in-fact

Sherry A. Atwood by Amelia Swanson her Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, authority a Notary Public in and for said State and County, appeared Amelia Swanson, Attorney-in-Fact for Sherry A. Atwood, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Sherry A. Atwood as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 25 day of September, 2024.

Notary Public

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

(SEAL)

Subsequently recorded with Power of Attorney of record in Book *, page _____, Register's Office for said County * 20240927 0074997