Karen Johnson Davidson County
Batch# 1190252 DEEDWARR
10/04/2024 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20241004-0077350

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 240848688

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $315,000.00.

/ Fatamah Feron
Affiant

Subscribed and sworn to before me, this 3rd day of October, 2024.

Notary Public
My Commission Expires: 3-2-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Fatamah Feron 70 Jonell Dr Nashville TN 37210	New Owner	Tax Parcel ID No. 119 02 0 200.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Malcolm E. Mayes and Kathy Y. Mayes, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Fatamah Feron , an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 152 on the Plan of PART OF THE W. C. MILLER HOME PLACE, STERLING HEIGHTS, SECTION FIVE, of record in Plat Book 1835, Page 37, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Malcolm E. Mayes and wife, Kathy Y. Mayes, by Warranty Deed from Shirley Ann Derrick, Executrix under the Estate of Nettie E. Laycox, of record in Book 10555, Page 661, in the Register's Office of Davidson County, Tennessee, dated July 31, 1997, and recorded on August 04, 1997.

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 record.

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 PART OF THE W. C. MILLER HOME PLACE, STERLING HEIGHTS, SECTION FIVE, as recorded in Plat Book 1835, Page(s) 37.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1914, Page 500.

This is improved property located at 70 Jonell Dr Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of October, 2024.

Malcolm E. Mayes

Kathy Y. Mayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Malcolm E. Mayes and Kathy Y. Mayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 2024.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23317-mc

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 10/3/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10/3/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd **day of** October, **2024.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

