NEW OWNER:
PAMELA DEWEY
350 KEETON AVENUE
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 24-1213

Map & Parcel No.: 04304004600

Space for Recorder's stamp

Karen Johnson Davidson County
Batch # 1190628 **DEEDWARR**
10/07/2024 08:22:10 AM 3 pgs
Fees: $18.00 Taxes: $657.65

20241007-0077456

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy-Seven Thousand Seven Hundred Forty-Two and 95/100 Dollars ($177,742.95)** cash in hand paid, the receipt of which is hereby acknowledged, **MARLENA G. STENSKI, unmarried woman,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **PAMELA DEWEY, married woman** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Being Lot "T" on the map showing Lots 46 through 49 and Lots 64 through 66 on the unrecorded plan of Scenic View Subdivision according to survey by James L. Murphy, Jr. Dated May 2, 1959, as follows:

Beginning at an iron pin in the Southwesterly margin of Keeton Avenue at the comer of Lots the corner of Lots "T" and "U", said pin being 1702.63 feet Northwest from a concrete monument set at the beginning of a curve into Hillman Place; thence with the line between said Lots "T" and "U" S 43 degrees 52' W 163.8 feet to a point; thence N 46 degrees 29' W 72 feet to a point at the corner of Lots "S" and "T"; thence with the line between said Lots N 44 degrees 13' E 148.5 feet to the southwest margin of Keeton Avenue; thence with such margin S 59 degrees 21' E 33.45 feet to a point; thence continuing with such margin of Keeton Avenue Southwesterly around a slight curve 40.37 feet to the point of beginning; said Lot "T" being the Northwesterly part of Lot No. 47 and the southeasterly part of Lot No. 46 on said unrecorded plan of Scenic View Subdivision.

Being the same property conveyed to MARLENA G. STENSKI, an unmarried woman, by virtue of a Warranty Deed from Seth E. Carter, a single man, dated January 4, 2022, and recorded in Instrument No. 20220125-0009170, in the Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **350 KEETON AVENUE, OLD HICKORY, TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the unrecorded plan of Scenic View Subdivision according to survey by James L. Murphy, Jr. Dated May 2, 1959, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be assumed by the Grantee.

WITNESS MY SIGNATURE hereto this 27th day of September, 2024.

Marlena G. Stenski

MARLENA G. STENSKI

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MARLENA G. STENSKI**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of September, 2024.

JACOB THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025

NOTARY PUBLIC

My commission expires:

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The actual consideration or value, whichever is greater, for this transfer is **$177,742.95**.

AFFIANT

Sworn to and subscribed to before me this 27th day of September, 2024.

NOTARY PUBLIC

My commission expires: JACOB THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES AUGUST 19, 2025