Box 14
37505-8

WARRANTY DEED

Karen Johnson
Batch # 1197579
10/24/2024 10:22:29 AM
Fees: $18.00 Taxes: $3,627.85

Davidson County
DEEDWARR
3 pgs

20241024-0082641

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$980,500.00**.

Affiant

Subscribed and sworn to before me, this the 22nd day of October, 2024.

Notary Public

My commission expires: 12/16/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Clinton Michael Carroll **Paige Carroll**	**United Wholesale Mortgage, LLC**	**Map 118-09-0 Parcel 091.00**
1107 Draughon Ave	**585 South Blvd E**	
Nashville, TN 37204	**Pontiac, MI 48341**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ashten Umphenour, a single woman, and Peter Dawson and Karen Dawson, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Clinton Michael Carroll and Paige Carroll, husband and wife

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 the easterly 20 feet of Lot No. 11, all of Lot No 12, and the westerly 15 feet of Lot No. 13 on the Map of a Subdivision of the Draughon Tract, of record in Plat Book 974, Page 39, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot and parts of lots front together 65 feet on the southerly side of Draughon Avenue and run back 171.4 feet, more or less, on the westerly line and 173 feet, more or less, on the easterly line to a deadline, measuring 65 feet thereon.

Being the same property conveyed to Ashten Umphenour, a single woman, and Peter Dawson and Karen Dawson, husband and wife, by Warranty Deed dated August 13, 2020 from P. Nicole Wooten, unmarried, of record in Instrument No. 20200824-0095137, Register's Office for Davidson County, Tennessee.

Conveyance of the aboved described property is subject to the following: 1) The Plan of record in Plat Book 974, Page 39, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and paid by the Grantor and the Grantee assumes any subsequent years not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **1107 Draughon Ave, Nashville, TN 37204**

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 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 **22nd** day of **October, 2024.**

Ashten Umphenour

Ashten Umphenour

Karen Dawson

Peter Dawson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ashten Umphenour,** the within named seller, 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 Nashville, Tennessee, this **22nd** day of **October, 2024.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24

STATE OF TEXAS)
COUNTY OF _____)

Personally appeared before me, a Notary Public of said County and State, **Peter Dawson and Karen Dawson,** the within named sellers, 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 and official seal at Frisco, Texas, this **22nd** day of **October, 2024.**

Notary Public

My Commission Expires:_____

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 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 **22nd** day of **October, 2024.**

Ashten Umphenour

Karen Dawson

Peter Dawson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ashten Umphenour,** the within named seller, 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 Nashville, Tennessee, this **22nd** day of **October, 2024.**

Notary Public

My Commission Expires:_____

STATE OF TEXAS)
COUNTY OF Collin)

Personally appeared before me, a Notary Public of said County and State, **Peter Dawson and Karen Dawson,** the within named sellers, 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 and official seal at Frisco, Texas, this **22nd** day of **October, 2024.**

Notary Public

My Commission Expires: 10/21/26

ROGER SAMPSON
Notary Public, State of Texas
Comm. Expires 10-21-2026
Notary ID 12948592-0