Karen Johnson Davidson County
Batch# 1200238 DEEDWARR
11/01/2024 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20241101-0084814

# WARRANTY DEED

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3.3.26
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0611

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Shelbi Powell | Pinnacle National Bank | Map: 09607001100 |
| (NAME)<br>504 Crosswood Ct. | (NAME)<br>150 3rd Avenue South, Ste 1000 | |
| (ADDRESS)<br>Nashville, TN 37214 | (ADDRESS)<br>Nashville, TN 37201 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($350,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**MARY KATHERINE JOHNSTONE, UNMARRIED,**

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

**SHELBI POWELL, MARRIED,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 512 on the Map of Cloverhill, Section No. VIII, of record in Book 2331, pages 10 and 11, Register's Office for said County.

Said Lot No. 512 fronts 75.83 feet on the north side of Crosswood Court and runs back between lines, 439 feet on the east line and 478.3 feet on the west line to a dead line in the rear measuring 95 feet thereon.

Being the same property conveyed to Mary Katherine Johnstone, by Executor's Quitclaim Deed from Mary Katherine Johnstone and Ronald D. Stone, as Co-Executors of the Estate of Nola D. Stone, of record in

Instrument No. 20231006-0078763, dated September 11, 2023, Register's Office for said County. See also Estate of Nola D. Stone of record in Docket #23P429, Probate Court of Davidson County, Tennessee, and Warranty Deed of record in Book 2485, Page 271, dated December 1, 1955, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 504 Crosswood Ct., Nashville, TN 37214
(House No.) (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 hand this 31st day of October, 2024.

Mary Katherine Johnstone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Katherine Johnstone, 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 this, 31st day of October, 2024.

My Commission Expires: 2-3-26

Notary Public

TANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

**Certification of Recorded Documents**

I, Karen Burnette, 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 October 31, 2024.

(AFFIANT) – Karen Burnette

10/31/2024
Date

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn and subscribed before me this 31st day of October, 2024.

My commission expires: 3.3.26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON