RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-25825-24

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1203292 DEEDWARR
11/12/2024 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20241112-0087827

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 day of Nov 202 4

NOTARY PUBLIC

My commission expires: August 31 2027

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Quinton Smith and LaKenya Watkins 3279 Hinkle Drive Nashville, TN 37218	Same address as new owner	086-13-0A-197-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($ 449,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Kayla Margaret Hines and Jonathan Rollie Hines, wife and husband**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Quinton Smith, single and LaKenya Watkins, single**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 197 on the Plan of Corrected Final Subdivision Plat, Magnolia Farms, Phase 2 – Section 3, of record in Instrument #20190718-0070556, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kayla Margaret Hines and Jonathan Rollie Hines, wife and husband, from Beazer Homes, LLC, a Delaware limited liability company, by Warranty Deed dated December 20, 2019 and recorded January 2, 2020 in Instrument #20200102-0000160, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved- _X__ improved property, known as: 4163 Magnolia Farms Drive, Nashville, TN 37076

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 8 day of November, 2024

GRANTOR(S)

Kayla Margaret Hines

Jonathan Rollie Hines

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Kayla Margaret Hines & Jonathan Rollie Hines, 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 seal, this the 8 day of November 2024

Notary Public

Martha E. Berry

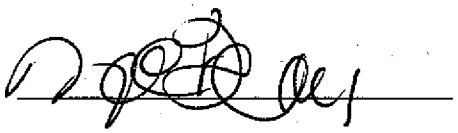
Printed Notary Name

My commission expires: August 31, 2027

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

True Copy Certification

I, **Marty Berry**, 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 is a true and correct copy of the original document executed and authenticated according to law on **11/8/24** (date of document)



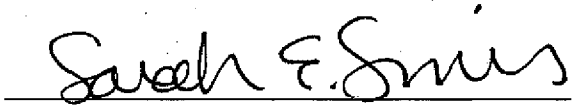
11/11/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this **11** day of **November**, 202**4**.



Notary's Signature

My Commission Expires: 12-5-2024

