Karen Johnson Davidson County
Batch# 1207594 DEEDWARR
11/21/2024 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20241121-0091055

WARRANTY DEED

MARION L REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

G-TG-24-609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/20/28 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mike Roof	New Owner	
(NAME)	(NAME)	**165-13-0A-022.00**
609 N Stonegate Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEBRA LEIGH SEABORN AND LAURIE CRAFT DAVIDSON AND PAUL TRAMMELL CRAFT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MIKE ROOF, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 366 on the Plan of Peppertree Forest P.U.D., Section 5 of record in Plat Book 7900, Page 499, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Terri T. Craft, unmarried by Warranty Deed from Allen Earps and wife, Betty Earps of record in Book 9099, page 613, Register's Office for Davidson County, Tennessee, dated September 28, 1993 and recorded on October 01, 1993.

Being the same property conveyed to Terri T. Craft, unmarried by Warranty Deed from Terry T. Craft, who erroneously acquired title as Terri T. Craft, unmarried of record in Instrument No. 20201113-0133827 Register's Office for Davidson County, Tennessee, dated November 05, 2020 and recorded on November 13, 2020.

The said Terri T. Craft having since died intestate on March 1,2024 leaving Debra Leigh Seaborn, Laurie Ann Davidson and Paul Trammell Craft as his heirs at law as evidence by Affidavits of Heirship recorded simultaneouslyherewith in Instrument No. __202411210091053__ and Instrument No. _202411210091054___, Register's Office for Davidson County, Tennessee.

Laurie Ann Davidson as referenced on the Affidavits of Heirship is one and the same person as Laurie Craft Davidson.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 499, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8757, Page 607, amended in Book 9004, Page 514, Book 9157, Page 711, Book 9287, Page 698, Book 9455, Page 801, Book 9664, Page 162 and record in Instrument Number 20190611-0055977, Register's Office for Davidson County, Tennessee.
- HOA By-Laws of record in Book 8757, Page 623, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 8757, Page 639, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 8287, Page 31, Book 8855, Page 555, Book 8855, Page 559, Book 8287, Page 54, Book 8855, Page 616 and Book 8855, Page 621, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 9988, Page 959 and Book 9988, Page 955, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **609 N Stonegate Court, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 19 DAY OF NOVEMBER, 2024.

Debra Leigh Seaborn

Debra Leigh Seaborn

Laurie Craft Davidson

Laurie Craft Davidson

Paul Trammell Craft

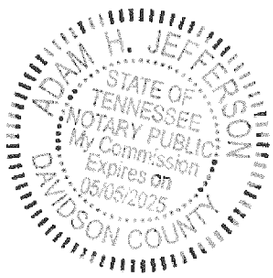
Paul Trammell Craft

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBRA LEIGH SEABORN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of November, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

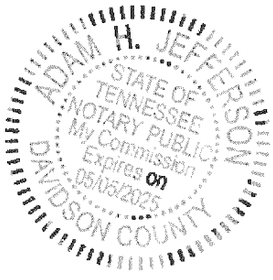


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURIE CRAFT DAVIDSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of November, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

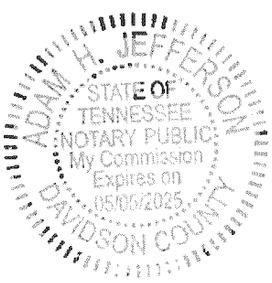


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL TRAMMELL CRAFT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of November, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 Nov 19, 2024 (date of document)

Regina Sullo

Affiant Signature

November 21, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 21 day of November 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

