| | |
|---|---|
| Karen Johnson Davidson County<br>Batch# 1208288 DEEDWARR<br>11/25/2024 12:10:30 PM 3 pgs<br>Fees: $18.00 Taxes: $466.57<br>20241125-0091982 | STATE OF TENNESSEE<br>COUNTY OF ~~Davidson~~ Sumner<br><br>The actual consideration or value, whichever is greater, for this transfer is $126,101.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 25th day of November, 2024.<br><br>Notary Public<br>My commission expires:<br>03/04/2025 |

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: (If left blank, send to new owner at property address) | Map-Parcel Numbers: |
|---|---|---|
| **Erin Dias, Trustee of The 5060 Rawlings Road Trust** | **Cash Closing** New owner | **02100028000** |
| **PO BOX 695** | PO Box 695 | |
| **Madison, TN 37116** | Madison TN 37116 | |

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

**Pam Morgan, unmarried ( formerly known as Pam Hensley)**

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

**Erin Dias, Trustee of The 5060 Rawlings Road Trust**

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 Lot No. 1, Plan of Morgan Estates, Section One, of record in Book 2190, Page 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Pam Hensley, by Quitclaim Deed from James M Hensley, dated November 19, 1990, of record in Book 9855, Page 33, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that Pam Hensley is now known as and is one and the same person as Pam Morgan.

Further being the same property conveyed to James M Hensley et ux Pam Hensley, by Deed from Billy R Carrigan et ux Ida Carrigan, dated March 26, 1980, of record in Book 5585, Page 509, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 5060 Rawlings Rd, Nashville, TN 37080.

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 in 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.

Pam Morgan Date: 11/20/24
Pam Morgan

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand, at office, this 20th day of November, 2024.

WILLIAM BURTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/16/2028
RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 9/16/2028

**Tennessee Certification of Electronic Document**

I, Jennifer Russell, 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 11/20/24 (date of document).

Jennifer Russell
Affiant Signature

11/25/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 25th day of November 2024.

Notary's Signature

MY COMMISSION EXPIRES: ~~10/21/2024~~ ~~2028~~ 10/24/2028

NOTARY'S SEAL

