Karen Johnson Davidson County
Batch# 1210667 DEEDWARR
12/02/2024 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20241202-0093602

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRENDA SHELBY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 07-30-2027

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William C. Sons Jr. and Robin M. Sons	New Owner	064-03-0A-114.00
(NAME)	(NAME)	
1018 Whispering Winds Way		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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 considerations, the receipt of which is hereby acknowledged, I/we Gayle S Stroud, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto William C. Sons Jr. and Robin M. Sons, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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. 133, on the Final Plat of Brandywine Pointe Phase Ten Section Three (a Planned Unit Development), of record in Book 9700, Page 280, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William T. Stroud and wife, Gayle S. Stroud by Warranty Deed from Frank Batson Quality Homes, Inc., dated 10/20/1999, of record in Book 11713, Page 470, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gayle S. Stroud by Quitclaim Deed from William T. Stroud, dated 08/03/2004, of record in Instrument No. 20040806-0094680, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1652 Rachel Way, Old Hickory, TN 37138
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 2nd day of December, 2024.

Gayle S Stroud, by Holly Stroud McMurtry, Atty-In fact

Gayle S Stroud
By: Holly Stroud McMurtry, Attorney-in-Fact

State of Tennessee
County of Sumner

On this 2nd day of December, 2024, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Holly Stroud McMurtry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Attorney-in-Fact of Gayle S. Stroud, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20241202-0093300, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 2nd day of December, 2024.

Jennifer A Hoffman

Notary Public:
My Commission Expires: 6/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Brenda Shelby do hereby make oath that I am a licensed attorney and/or 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 12-2-24.

Brenda Shelby

AFFIANT

DATE: 12-2-24

STATE OF TENNESSEE

COUNTY OF SUMNER

SWORN to and subscribed before me this 2nd **day of** December, **2024.**

Jennifer A Hoffman

NOTARY PUBLIC

My Commission Expires: 6/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027