Karen Johnson Davidson County
Batch# 1213627 DEEDWARR
12/10/2024 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20241210-0095659

WARRANTY DEED

SARAH HAZLEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2024.

Sarah Hazlewood
Notary Public

MY COMMISSION EXPIRES: 9-7-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan David Meadows	FIRST BANK	026-07-0-115.00
(NAME)	(NAME)	
709 Windsor Terrace	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Franklin TN 37064	
(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, **we Lona Lee Dailey Hatley, Heir at law and Lisa Susette Hatley Remus, Executrix and Heir at law of the estate of Linda Gayle Dailey**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jonathan David Meadows and Rachel Meadows, 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. 193 on the Plan of Windsor Green, Phase II, Section I, as of record in Book 6250, pages 988 and 989, corrected in Book 7205, page 890, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said Lot No. 193 fronts 53.57 feet on the easterly margin of Cambridge Court, said frontage being the westerly line; and runs back 34.89 feet on the south margin of Southampton Court, said frontage being the northerly line; 54.38 feet on the northeast margin of Windsor Trace, being the southwest line; 106.21 feet on the east line and 49.63 feet on the southerly line. The said westerly and northerly lines being joined by a curve having a length of 32.53 feet and the said southwest and westerly lines being joined by a curve having a length of 35.36 feet. Being the same property conveyed to Linda G. Dailey, unmarried by Warranty Deed from Michael C. Augustine and wife, Cynthia S. Augustine and Vilma Augustine Ahlm, unmarried, dated 08/15/1995, of record in Book 9766, Page 445, Re-Recorded in Book 9793, Page 423, Register's Office for Davidson County, Tennessee.

The said Linda Gayle Dailey died testate on 08/10/2024, devising subject property to Lona Lee Dailey Hatley, Heir at law and Lisa Susette Hatley Remus, Executrix and Heir at law of the Estate of Linda Gayle Dailey, as evidenced in File No. 24P1875, Probate Court Clerk's Office for Davidson County, Tennessee.

The said Lisa Susette Hatley Remus and Susette Remus are one in the same person

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 ☐ 709 Windsor Terrace, Goodlettsville, TN 37072
(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 6th day of December, 2024.

The Estate of Linda Gayle Dailey

By: _____ Heir at law
Lona Lee Dailey Hatley, Heir at law

By: _____ Executrix/Heir at law
Lisa Susette Hatley Remus, Executrix/Heir at law

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lona Lee Dailey Hatley, Heir at law and Lisa Susette Hatley Remus, Executrix and Heir at law for the estate of Linda Gayle Dailey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of December, 2024.

_____
Notary Public:
My Commission Expires: 4/22/2028

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 December 6, 2024.

Affiant Signature

9th day of December, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

