Karen Johnson Davidson County
Batch# 1214712 DEEDWARR
12/11/2024 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20241211-0096212

WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 5.20.26

(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
Charles Caudell III	Charles Caudell III	043-06-0-321.00
(NAME)	(NAME)	
3467 Stagecoach Dr	3467 Stagecoach Dr	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin, TN 37067	
(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 Sheri Prosser, a married woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Charles Caudell III, a married man**, 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. 196, on the plan of Madison Park, Section 8, as shown on the plat of record in Plat Book 4300, Page 117, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Sherry Prosser and Patricia Powell by Warranty Deed from Billie C. Howell, dated 12/24/1999, of record in Instrument No. 20000103-0000159, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Sherry Prosser, a married woman, and Patricia Powell, a single woman, with joint tenants with rights of survivorship by Quitclaim Deed from Sherry Prosser, a married woman, and Patricia Powell, a single woman, dated 10/20/2000, of record in Instrument No. 20001024-0105408, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia Powell by Quitclaim Deed from Sherry Prosser (n/k/a Sherri Prosser) (n/k/a Sheri Prosser), dated 05/29/2009, of record in Instrument No. 20090608-0052581, Register's Office for Davidson County, Tennessee. The said Patricia L. Powell died testate on 05/02/2024, devising subject property to Sherri Powell, as evidenced in File No. 24P1162, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Sheri Prosser by Quitclaim Deed from Sheri Prosser, Solely in her Capacity as Trustee of the Patricia L. Powell Revocable Trust, dated 08/09/2024, of record in Instrument No. 20240814-0061999, 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 ☒ 640 Roosevelt Avenue, Madison, TN 37115
(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 10th day of December, 2024.

Sheri Prosser

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 Sheri Prosser, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of December, 2024.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom 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 December 10, 2024.

Lissa Groom
Affiant
Date: December 10, 2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 10 day of December, 2024

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON