(3)

Karen Johnson
Batch # 1218344
12/19/2024 11 19 28 AM
Fees $18 00 Taxes $1,068 38
Davidson County
DEEDWARR
3 pgs
20241219-0098691

WARRANTY DEED

File No.: 2024-0515

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,750.00.

Hillary Lorence
Affiant

Subscribed and sworn to before me on December 16th, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
5-20-2028

BRIAN HURST
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILL(S) TO:	MAP - PARCEL NO.
Citlaly Galindo Rendon 328 Randy Road Madison, TN 37115	New Owner	052-02-0-262.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GLEN ALAN HONEA, A MARRIED MAN, GWENDOLYN KAY STAFFORD, AN UNMARRIED WOMAN, AND LISA ANN MORRISON A/K/A LISA HONEA MORRISON, A MARRIED WOMAN**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **CITLALY GALINDO RENDON, AN UNMARRIED WOMAN**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 81, as shown on the map entitled Rainbow Terrace, Section 3, of record in Book 2133, page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CLENTON GLEN HONEA AND WIFE, SHIRLEY ANN HONEA, by

deed from LOUIE C. PURCELL AND WIFE, THELMA PURCELL, of record in Book 3671, page 309, dated December 17, 1963, said Register's Office.

SHIRLEY ANN HONEA having since died on or about October 14, 2008, leaving CLENTON GLEN HONEA as the surviving tenant by the entirety.

CLENTON GLENN HONEA died testate on or about July 3, 2024. Pursuant to the terms of his Will of record in Docket No. 24P1641 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property was devised to Glen Alan Honea, Gwendolyn Kay Stafford, and Lisa Honea Morrison The said, Lisa Honea Morrison is one and the same person as Lisa Ann Morrison.
* Grantors certify that this property is not the usual place of residence of the Grantors, the Grantors' spouse, or the Grantors' dependent(s)
The conveyance of the above-described parcel of land is subject to the following

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, with the exception of rollback taxes, which are the responsibility of the Grantors.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 309 Randy Road, Madison, TN 37115

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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on December 13, 2024

Grantor:

Glen Alan Honea

Gwendolyn Kay Stafford by Glen Alan Honea Her Attorney in Fact

Gwendolyn Kay Stafford, by Glen Alan Honea, Her Attorney-in-Fact

Lisa Ann Morrison a/k/a Lisa Honea Morrison by Glen Alan Honea, Her Attorney in Fact

Lisa Ann Morrison a/k/a Lisa Honea Morrison, by Glen Alan Honea, Her Attorney-in-Fact

STATE OF NC
COUNTY OF New Hanover

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Glen Alan Honea, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of December, 2024

GEORGETTE LOTT GADDY
NOTARY PUBLIC
NEW HANOVER COUNTY, NC
My Commission Expires 1-18-2026

georgette lott gaddy
Notary Public

My Commission expires: 1.18.2026

STATE OF NC
COUNTY OF New Hanover

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Glen Alan Honea, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Gwendolyn Kay Stafford, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Gwendolyn Kay Stafford, the within named bargainor, by the said Glen Alan Honea, as such Attorney-in-Fact.

Witness my hand, at office, this 13th day of December, 2024.

GEORGETTE LOTT GADDY
NOTARY PUBLIC
NEW HANOVER COUNTY, NC
My Commission Expires 1-18-2026

georgette lott gaddy
Notary Public

My Commission expires 1.18.2026

STATE OF NC
COUNTY OF New Hanover

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Glen Alan Honea, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Lisa Ann Morrison a/k/a Lisa Honea Morrison, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Lisa Ann Morrison a/k/a Lisa Honea Morrison, the within named bargainor, by the said Glen Alan Honea, as such Attorney-in-Fact.

Witness my hand, at office, this 13th day of December, 2024.

GEORGETTE LOTT GADDY
NOTARY PUBLIC
NEW HANOVER COUNTY, NC
My Commission Expires 1-18-2026

georgette lott gaddy
Notary Public

My Commission expires: 1.18 2026