Karen Johnson Davidson County
Batch# 1221019 DEEDWARR
12/27/2024 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20241227-0100692

WARRANTY DEED

PATRICIA L. HURT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 03-15-2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Estates Title & Escrow, LLC, 554 Franklin Road, Suite 103, Franklin, TN 37069

File No.: 24-0107

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Tanner Davis Robertson	NEW OWNER	173-09-0A-041.00-CO
(NAME)	(NAME)	
7347 Althorp Way		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Eighty Thousand And No/100 Dollars ($380,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MTEMI LOXTON KIDA AND WIFE, CALLIE W. KIDA (FORMERLY KNOWN AS CALLIE WEATHERFORD)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TANNER DAVIS ROBERTSON, MARRIED WOMAN**, 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:

The Land Hereinafter referred to is situated in the City Of Nashville, County of Davidson, State of TN, and is Described as follows: Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Revision One, Section Two, Lenox Village of record in Instrument No. 20020731-0091872, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mtemi Loxton Kida and Callie Weatherford by Warranty Deed from Cody R. Newbold, unmarried, of record in Instrument No. 20210604-0075307 Register's Office for Davidson County, Tennessee, dated May 28, 2021 and recorded on June 4, 2021.

unimproved ☐
This is improved ☑property, known as 7347 Althorp Way, Nashville, TN 37211
(House No.) (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 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 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 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.

Witness our hands this 23rd day of December, 2024.

Mtemi Loxton Kida

Callie W. Kida

Callie W. Kida

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of December, 2024, before me personally appeared Mtemi Loxton Kida and Callie W. Kida to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 23rd day of December, 2024.

Commission Expires: 10/11/25

JENNIFER D STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

JENNIFER D STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Jennifer D Stacey
Notary Public

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 12/23/24 (date of document).

Michelle W Kendig
Affiant Signature

12/23/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23 day of December, 2024

Patricia L Hurtt
Notary Signature

My Commission Expires: _____

Notary's Seal

