NEW OWNER:
JOSEPH DENNIS
295 BONNASPRINGS DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
CHURCHILL MORTGAGE CORPORATION
1749 MALLORY LANE, SUITE 100
BRENTWOOD, TN 37027

Map & Parcel No.: 07509023700

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-P-24-295

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 24-1601

Space for Recorder's stamp

Karen Johnson Davidson County
Batch # 1221775 **DEEDWARR**
12/31/2024 08 05 59 AM 3 pgs
Fees $18 00 Taxes $1,294 63
20241231-0101228

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars ($349,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BILLIE F. CARY, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JOSEPH DENNIS and HAILEY HEWITT CLARK, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 1110, on the Plan of Hermitage Hills Subdivision, Section 9, of record in Plat Book 3600, Page 97, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 1110 fronts 87.4 feet on the Easterly margin of Bonnaspring Drive and runs back between lines measuring 172.0 feet on the Northerly line and 160.0 feet on the Southerly line to a dead line in the rear measuring 101.9 feet thereon.

Being the same property conveyed to MALCOLM T. CARY and wife, BILLIE F. CARY, by Warranty Deed from A.H. Johnson and wife, Malvin Johnson, dated October 25, 1965, and of record in Book 3952, Page 5, Register's Office for DAVIDSON County, Tennessee. Malcolm T. Cary and Billie F. Cary remained married without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Malcolm T. Cary; therefore, Billie F. Cary is the surviving tenant by the entirety to the property herein.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **295 BONNASPRINGS DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3600, Page 97, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before January 13, 2025 at 11:59 p.m.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 27th day of December, 2024.

Billie F Cary
BILLIE F. CARY

STATE OF TENNESSEE

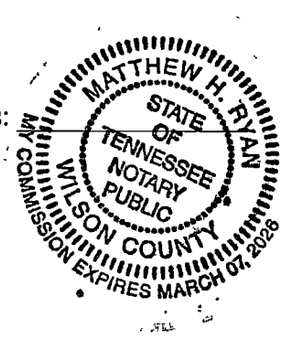
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BILLIE F. CARY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of December, 2024.

NOTARY PUBLIC

My commission expires:



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The actual consideration or value, whichever is greater, for this transfer is **$349,900.00.**

AFFIANT

Sworn to and subscribed to before me this 27th day of December, 2024.

NOTARY PUBLIC

My commission expires: _____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2028