WARRANTY DEED

Karen Johnson Davidson County
Batch# 1225004 DEEDWARR
01/09/2025 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,959.63
20250109-0002104

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $799,900.00.

Affiant

Subscribed and sworn to me on January 9, 2025.

NOTARY PUBLIC

My Commission Expires: 1/30/27

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(J. Walker Lewis, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #37132

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Garrett Johnson and Anna Smith 8544 Beautiful Valley Drive Nashville, TN 37221	NEW OWNER	126-14-0A-003.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CRAIG DORE and AMY DORE, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **GARRETT JOHNSON AND ANNA E. SMITH, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their 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. 3 on the Final Plat of Travis Trace Subdivision, Phase 1A of record in Plat Book 20141016-0095781, 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 Craig Dore and Amy Dore, husband and wife, by Warranty Deed dated March 12, 2019 from Tommy Lee Mattox, II and Kristen Marie Mattox, husband and wife, of record on March 13, 2019 as Instrument No. 20190313-0023188 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following: (i) 2024 property taxes and subsequent years property taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

BEING ☐ unimproved ☒ improved property known as:

8544 Beautiful Valley Drive, Nashville, TN 37221

(House Number) (Street) (City or Town) (State) (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 GRANTORS do covenant with the said GRANTEES 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 assigns, 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 my/our hand(s) this 9th day of January, 2025.

Craig Dore

Amy Dore

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 9th day of January, 2025, before me personally appeared Craig Dore and Amy Dore, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: May 3 2027

MARY ELIZABETH KINNARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 **January 9, 2025**.

Date

Christen Rabe

Affiant Signature

1/9/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **9th** day of **January**, 20**25**.

Emily Manno

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025