Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-25-130

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of February 2025

Notary Public

Commission Expires: 5-9-26

COUNTY OF DAVIDSON MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 1236521 DEEDWARR
02/12/2025 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20250212-0010633

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sidney Sockman and Joshua Barry 216 Connare Dr Madison, TN 37115	Old National Bank 101 Northwest Fourth Evansville, IN 47708	033-16-0-083.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Wilma Patrice Hyde, a single woman, and Tony Williams, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sidney Sockman and Joshua Barry, wife and husband

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:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Section I, Primrose Meadows of record in Plat Book 4675, Page 18, 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 Wilma Williams and husband, Tony Williams by Warranty Deed from Alton Ray Knight and wife, Jill Ann Knight of record in Instrument No. 20051202-0145136 Register's Office for Davidson County, Tennessee, dated November 30, 2005 and recorded on December 02, 2005. Pursuant to the Final Decree of Divorce Docket No. 23D1123, filed in the Third Circuit Court for Davidson County,

Tennessee, the said Wilma Williams and husband, Tony Williams, also known as Tony Darnell Williams, Sr., now known as Wilma Patrice Hyde, a single woman, and Tony Williams, a single man.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 216 Connare Dr, 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 11th day of February, 2025.

Wilma Patrice Hyde

Wilma Patrice Hyde

Tony Williams

Tony Williams

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 11th day of February, 2025, before me personally appeared Wilma Patrice Hyde and Tony Williams, 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's (or persons') free act and deed.

Witness my hand, at office, this 11th day of February, 2025.

Notary Signature
My commission expires:

MELISSA J. BUTCHKO-TUPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Comm. Expires
9/27/2026

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 2-11-25.

Affiant Signature

2-11-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 11 day of February, 2025.

Notary Signature

My Commission Expires: 5-9-26

