Karen Johnson Davidson County
Batch# 1238738 DEEDWARR
02/20/2025 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20250220-0012095

WARRANTY DEED

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-2-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0715

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Deming and Elizabeth Deming	NEW OWNER	Map: 07513014200
(NAME) 4657 Hessey Road	(NAME)	
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($280,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WILDA RENEE MAIRSON, EXECUTRIX OF THE ESTATE OF BONNIE LEE HARTLEY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL DEMING AND WIFE, ELIZABETH DEMING,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 38 on the Plan of Hermitage Hills Subdivision, Section I, as of record in Book 2900, Pages 48 and 49, Register's Office for said County.

Said Lot 38 fronts 80 feet on the southwesterly side of Bonnaridge Drive, and runs back 149.9 feet on the northwesterly line and 147 feet on the southeasterly line to a broken line on which it measures 90 feet.

Being the same property conveyed to Charles Burnett Hartley and wife, Bonnie Lee Hartley, by deed from Philip N. Brownstein, of Washington, D.C., as Federal Housing Commissioner, of record in Book 3795,

Page 64, dated July 17, 1964, Register's Office for said County. The said Charles Burnett Hartley died December 6, 1968, and title vested in Bonnie Lee Hartley, as surviving tenant by the entirety. The said Bonnie Lee Hartley died testate on June 13, 2024, and the Will was admitted to Probate as Probate No. 24P2334 of record in Probate Court of Davidson County, Tennessee. The Grantor herein executes this instrument as Executrix of the Estate of Bonnie Lee Hartley, pursuant to the authority granted by the Will of Bonnie Lee Hartley of record in Probate Court of Davidson County, Tennessee. The said Mark Burnett Hartley died intestate on April 29, 2024. See also Affidavits of Heirship of record in Instrument No. 202502200012093, and Instrument No. 202502200012094. said Register's Office.

This conveyance is made subject to: (1)2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Pages 48 and 49, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2998, Page 231, amended in Book 3104, Page 119, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 312 Bonnaridge Dr., Hermitage, TN 37076
(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 13th day of February, 2025.

The Estate of Bonnie Lee Hartley
BY: Wilda Renee Mairson, Executrix
Wilda Renee Mairson, Executrix

☑ Physical Presence
☐ Online Notarization

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Wilda Renee Mairson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Executrix of The Estate of Bonnie Lee Hartley the within named bargainer, and that she as such Executrix being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 13th day of February, 2025.

My Commission Expires: 05-20-2025

Notary Public IVAN STOYANOV TERZISKI

Ivan Stoyanov Terziski
Notary Public
State of Florida
Comm# HH131722
Expires 5/20/2025

Certification of Recorded Documents

I, Karen Suggs, 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 February 14, 2025.

(AFFIANT) – Karen Suggs

02/14/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 14th day of February, 2025.

My commission expires: 3-3-26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON