Return to:

Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
#17517

Karen Johnson Davidson County
Batch # 1240103 DEEDWARR
02/24/2025 08 39 15 AM 2 pgs
Fees $13 00 Taxes $3,348 50

20250224-0013253

Name and Address of New Owner
Andrew Mason and Janine Mason
6304 Palomar Court
Nashville, TN 37211

Send Tax Bills To
Cadence Bank
2778 W Jackson St
Tupelo, MS 38801

This Instrument Prepared By
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No 172-10-0B-157-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Suzanne Gale, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andrew Mason and Janine Joy Mason, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 49 on the Plan of Final Plat of Christiansted Valley, Phase Three, Cluster Lot Subdivision of record in Plat at Instrument No 20060316-0030458, 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 Suzanne Gale, a single woman, by Warranty Deed dated July 10, 2018 from Cory John Willms, a single man, recorded July 11, 2018 in Instrument No 20180711-0067160 in the Register's Office

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of February, 2025

(SEAL)
Suzanne Gale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of February, 2025, before me personally appeared Suzanne Gale, 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 20th day of February, 2025

Notary Signature
My commission expires

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $905,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

(Affiant)

Sworn to and subscribed before me this 20th day of February, 2025.

Notary Public
My commission expires
File No 2025-7614-RS

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026