Karen Johnson
Batch # 1242116
02/28/2025 10 15 17 AM
Fees $13 00 Taxes $5,087 50

Davidson County
DEEDWARR
2 pgs

20250228-0014998

WARRANTY DEED

'ATE OF TENNESSEE
)UNTY OF DAVIDSON
E ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS
:EATER, FOR THIS TRANSFER IS $1,375,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2025

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

File No SG-24-8495

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James Heywood Dill, Jr and Kelli Hunter Dill	New Owner	
(NAME)	(NAME)	
105 Wellington Park Court		130-08-0E-015 00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Michael Dean Newton, Trustee of The Michael D. Newton Legacy Trust dated July 09, 2021**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Heywood Dill, Jr., and Kelli Hunter Dill, Husband and Wife**, HEREINAFTER CALLED THE GRANTEE, 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. 15 on the Plan of Revised Residential Planned Unit Development, Wellington Park of record in Plat Book 6200, Page 409, 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 Michael D. Newton by Warranty Deed from Sandra Roaden Brewer-Lowery and husband, Jerry Lowery of record in Instrument No. 20151202-0121530 Register's Office for Davidson County, Tennessee, dated December 01, 2015 and recorded on December 02, 2015 and Scrivener's Affidavit recoreded in Instrument No. 20151210-0124159.

Being the same property conveyed to Michael Dean Newton, Trustee of The Michael D. Newton Legacy Trust dated July 09, 2021, and any amendments thereto. by Quitclaim Deed from Michael D. Newton of record in Instrument No. 20220902-0099480 Register's Office for Davidson County, Tennessee, dated August 26, 2022 and recorded on September 02, 2022.

This is property more commonly known as 105 Wellington Park Court, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO· (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter, and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 25th day of February, 2025.

The Michael D. Newton Legacy Trust dated July 09, 2021

By: _____ Trustee
Michael Dean Newton, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of February, 2025, before me personally appeared Michael Dean Newton, Trustee of The Michael D. Newton Legacy Trust dated July 09, 2021, 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 ~~26th~~ 25th day of February, 2025.
DC

_____
Notary Signature
My commission expires: 12/09/2028

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/09/2028
COUNTY OF WILLIAMSON