Karen Johnson Davidson County
Batch # 1242469 DEEDWARR
03/03/2025 11 05 58 AM 2 pgs
Fees $13 00 Taxes $2,127 50

20250303-0015547



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$575,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26 DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
LIA CARLILE, JARRY R. CARLILE, III & MARGO STEBLY	New Owner	**042-09-0-064.00**
(NAME) **1008 WESTCHESTER DRIVE**	(NAME)	
(ADDRESS) **MADISON, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **WE, SHAWN ROSSON, UNMARRIED, AND TERESA ROSSON, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LIA CARLILE AND JARRY R. CARLILE, III, WIFE AND HUSBAND, AND MARGO STEBLY, UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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. 112 on the plan of Kemper Heights, Section One, as of record in Book 2331, pages 65 and 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Shawn Rosson and Teresa Rosson, husband and wife, from Sandra Moore, a widow, by warranty deed dated October 15, 2015 of record in Instrument No. 20151019-0105847, Register's Office for Davidson County, Tennessee
Shawn Rosson and Teresa Rosson have since divorced. Ref: Final Decree of Divorce dated November 28, 2023 filed in the Third Circuit Court for Davidson County, Tennessee at Nashville, Case No. 23D229

This conveyance is subject to matters shown on the Plan of record in Book 2331, pages 65 and 66, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **1008 WESTCHESTER DRIVE, MADISON, TN 37115**
(House Number) (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 26th day of February, 2025

SHAWN ROSSON

TERESA ROSSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **SHAWN ROSSON AND TERESA ROSSON,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of February, 2025

My Commission Expires **March 3, 2026**

Notary Public

