Karen Johnson Davidson County
Batch# 1257917 DEEDWARR
04/11/2025 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,372.70
20250411-0027228

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $371,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th day of April, 2025.

NOTARY PUBLIC

My commission expires: 9-5-2028

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Stanley Cary	**Fifth Third Bank**	150-03-0-373.00
(NAME)	(NAME)	
3441 Shakertown Road	**5001 Kingsley Dr MD 1MOBA8**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Cincinnatti, OH 45227**	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Karmen M. Vance, a single woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Stanley Cary, unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 427, as shown on the map entitled Plan of Section Nine, "The Country", of record in Plat Book 6900, pages 285-286, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KARMEN M. VANCE, A SINGLE WOMAN, by deed from KEITH BURDEN AND WIFE, DEBBIE BURDEN, of record as Instrument No. 20191003-0100931, dated September 27, 2019, said Register's Office.

This property is __unimproved _X_improved property known as: 3441 Shakertown Road, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 4th day of April, 2025.

Karmen M. Vance

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karmen M. Vance, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd 4th day of April, 2025.

Notary Public
My Commission Expires:
9-8-2027

JOHN E KASPER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2027

Tennessee Certification of Electronic Document

I, AUBREY SEAVERS, 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 **04/04/2025** (date of document).

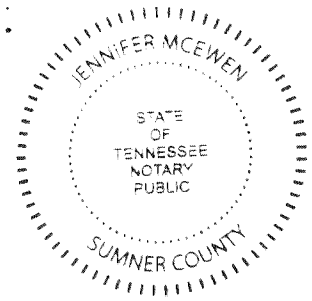
Affiant Signature

04/09/2025
Date

State of TENNESSEE

County of SUMNER

Sworn to and subscribed before me this **09** day of **April**, 20**25**.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29

NOTARY'S SEAL