WARRANTY DEED

Karen Johnson Davidson County
Batch# 1259337 DEEDWARR
04/14/2025 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $5,912.60
20250414-0028051

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,598,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **10th** day of **April, 2025**.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 6-1-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samuel R. Sells, III and Vicki V. Sells	**Samuel R. Sells, III and Vicki V. Sells**	117-13-0B-066.00
(NAME) **611 Green Park**	(NAME) **611 Green Park**	
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I. Dyke Tatum, Trustee** of **The Janet W. Tatum Testamentary Family Trust created under the Last Will and Testament of Janet W. Tatum**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Samuel R. Sells, III and Vicki V. Sells, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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. 611 on the Plan of Abbottsford, Phase One, a Planned Unit Development, as of record in Book 6250, Pages 419 through 421, inclusive, and Amendments to the Plat of record in Book 6638, Page 376, and in Book 6771, Page 683, and Surveyors Correction of record in Book 6800, Page 164, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Janet W. Tatum by Warranty Deed from David L. Clarke and wife, Deborah M. Clarke, dated 03/28/2003, of record in Instrument 20030331-0041621, Register's Office for Davidson County, Tennessee.

The said Janet W. Tatum died testate on 03/24/2021, devising subject property to I. Dyke Tatum, as evidenced in File No. 21P-2238, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to I. Dyke Tatum, Trustee of the Janet W. Tatum Testamentary Family Trust Created under the Last Will and Testamentary of Janet W. Tatum by Executor's Quitclaim Deed from I. Dyke Tatum, Executor of the Estate of Janet W. Tatum, deceased, dated 03/07/2022, of record in Instrument 20220311-0028153, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ **611 Green Park, Nashville, TN 37215**

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the **10th** day of **April, 2025.**

The Janet W. Tatum Testamentary Family Trust created under the Last Will and Testament of Janet W. Tatum

By: _____

I. Dyke Tatum, Trustee

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **I. Dyke Tatum, Trustee** of **The Janet W. Tatum Testamentary Family Trust created under the Last Will and Testament of Janet W. Tatum**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that **he** executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this **10th** day of **April, 2025.**

_____
Notary Public:

My Commission Expires: 9-7-26

THERESA L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 10, 25 (date of document).

Jennifer Pennell

April 11, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 11, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

Notary's Seal

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028