Karen Johnson Davidson County
Batch# 1260638 DEEDWARR
04/16/2025 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $4,972.80
20250416-0029197

2025-0248

**This instrument prepared by:**
**Noteworthy Title & Escrow, LLC**
**4235 Hillsboro Pike, Suite 300**
**Nashville, TN 37215**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
**The actual consideration or value, whichever is greater, for this transfer is $1,344,000.00.**

**Affiant**

**Subscribed and sworn to before me, this 16th day of April, 2025.**

**Notary Public**
**My commission expires:** 6/22/26

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Mona Kirma Mishu | New Owner | 116 16 0 067.00 |
| 4111 Dorcas Drive<br>Nashville, TN 37215 | | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Suzanne H. Rainwater, a married woman, and Betsy H. von Dohlen, a married woman,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Mona Kirma Mishu, an unmarried woman,** hereinafter called the Grantees, their successors 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. 1, on the Plan of EVERGREEN HEIGHTS, PART TWO, as shown on plat of record in Plat Book 1835, Page 19 amended in Book 5782, Page 47, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Suzanne H. Rainwater and Betsy H. von Dohlen, as equal tenants in common, by Co-Executor's Deed from Suzanne H. Rainwater and Betsy H. von Dohlen, are the duly appointed Co-Executors of the Decedent's Estate under the Will, of record in Instrument No. 20151027-0109081, in the Register's Office of Davidson County, Tennessee, dated October 26, 2015 and recorded on October 27, 2015.

Being the same property conveyed to Edward M. Hutton and wife, Priscilla B. Hutton, by Warranty Deed from Glencliff Homes, Incorporated, a Corporation organized and existing under the laws of the State of Tennessee, of record in Book 1882, Page 619, in the Register's Office of Davidson County, Tennessee, dated September 20, 1950 and recorded on September 23, 1950. The said Edward M. Hutton having since died, then Priscilla B. Hutton died on December 23, 2014 testate, devising subject property to Heirs and Devisees of Priscilla B. Hutton. See Probate Case 15P-24, Davidson County Seventh Circuit Court.

Subject property was never marital residence of grantors.

This property is improved property known as 4111 Dorcas Drive, Nashville, TN 37215.

This conveyance is further 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, and (5) other matters of public record.

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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 hand this 8th day of April, 2025.

Suzanne H. Rainwater

Betsy H. von Dohlen

**Acknowledgment**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Suzanne H. Rainwater and Betsy H. von Dohlen, the herein bargainor, 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 seal this 8th day of April, 2025.

Notary Public
Commission expiration date: 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**Tennessee Certification of Electronic Document**

I, Blake Reynolds, 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 4/8/25 (date of document).

Affiant Signature

4/16/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

