WARRANTY DEED

Karen Johnson Davidson County
Batch# 1263460 DEEDWARR
04/23/2025 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $3,250.45
20250423-0031239

File No. EY-25-9203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $878,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY of April, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

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
Jonathan Bell and Lisa Bell	New Owner	
(NAME)	(NAME)	
904 Darbi Trace Court		155-16-0A-182.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **John Dodd and wife, Kay Dodd,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Bell and Lisa Bell, 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. 247 on the plan of Traceside, Section Seven of record in Plat Book 9700, Page 423, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Said Lot No. 247 fronts 47.37 feet on the Southeasterly margin of Darbi Trace Court and extends back 130.19 feet on the Northerly line and 113.40 feet on the Westerly line to a broken line in the rear, measuring 191.83 feet thereon.

Being the same property conveyed to John Dodd and wife, Kay Dodd by Warranty Deed from Thomas S. Burr and wife, Shona J. Burr of record in Instrument No. 20070523-0061472 Register's Office for Davidson County, Tennessee, dated May 10, 2007 and recorded on May 23, 2007.

This is property more commonly known as 904 Darbi Trace Court, Nashville, TN 37221.

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 23rd day of April, 2025.

John Dodd by Kay Dodd, his Attorney-In-Fact

Kay Dodd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of April, 2025, before me personally appeared Kay Dodd and Kay Dodd, 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 23rd day of April, 2025.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

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, Kay Dodd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for John Dodd, and that this instrument was executed on behalf of the said John Dodd for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book –202504230031238——, in the Register's Office for Williamson County, Tennessee.

Witness my hand, at office, this 23rd day of April, 2025.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 23, 2025**.

Date

Affiant Signature

April 23, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **23rd** day of **April**, 20**25**.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____

Date

Notary's Seal (if on paper)