WARRANTY DEED

Karen Johnson
Batch # 1264460
04/24/2025 11 33 36 AM
Fees $13 00 Taxes $1,017 50

Davidson County
DEEDWARR
2 pgs

20250424-0031568

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Abbie M Hall	Abbie M Hall	043 10 0C 019.00
(NAME)	(NAME)	
214 Jenna Lee Circle	214 Jenna Lee Circle	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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/we Sheree Dawn Robertson, unmarried, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Abbie M Hall, an unmarried woman and Linda S Hall, an unmarried woman, as Joint Tenants with Right of Survivorship, 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 Unit No 19 on the plan of Bixler Farms Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at Instrument No 20070213-0018434, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property
Being the same property conveyed to Sheree D Robertson, an unmarried woman by Warranty Deed from KVR Homes, LLC, dated 08/28/2018, of record in Instrument No 20180831-0086693, 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 ☒ 214 Jenna Lee Circle, Madison, TN 37115
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

File No 2600293
Warranty Deed TN

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 17th day of April, 2025

Sheree Dawn Robertson

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheree Dawn Robertson, 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/she/they executed the within instrument for the purposes therein contained

Witness my hand and Official seal this 17th day of April, 2025

Notary Public
My Commission Expires:

JESSICA ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/23/2025
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129