WARRANTY DEED

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Konnor Henderson	Same	052-08-0A-191.00
(NAME)	(NAME)	
1804 Sea Oats Cove		
(ADDRESS)	(ADDRESS)	
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, **Lazarus Brown, a married man and Kathleen Smits, a single person and Michael Smits, a married man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Konnor Henderson, a single person and Christopher Henderson, a single person, as tenants in common with rights 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 Lot No. 191 on the Plan of Heron Walk, Phase One, Section Two, of record in Plat Book 9700, Page 386, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lazarus Brown, a single person, and Kathleen C. Smits, a single person by Warranty Deed from Latorshia M. Watkins and husband, Robin L. Watkins, dated 08/21/2020, of record in Instrument No. 20200825-0095941, Register's Office for Davidson County, Tennessee.

The said Lazarus Brown is married to Michael Smits and he is joining in this conveyance to waive any and all rights he has in said property.

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 ☒ 1804 Sea Oats Cove, Madison, TN 37115
(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.

Karen Johnson Davidson County
Batch# 1265610 DEEDWARR
04/29/2025 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,343.10
20250429-0032856

Effective the 25th day of April, 2025.

Lazarus Brown

Kathleen Smits

Michael Smits

State of ~~Tennessee~~ Wisconsin
County of ~~Wilson~~ Brown

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lazarus Brown and Kathleen Smits and Michael Smits, 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 25th day of April, 2025.

Notary Public: Tony Lange
My Commission Expires: 11-22-27

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TONY LANGE
Notary Public
State of Wisconsin
My Commission Expires 11-22-2027

Tennessee Certification of Electronic Document

I, Abby L Woodward, 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 4.25.25 (date of document).

Affiant Signature

April 29, 2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 29 day of April, 2025.

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28