Karen Johnson Davidson County
Batch# 1278406 DEEDWARR
05/28/2025 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20250528-0041766

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-24-2028

(AFFIX SEAL)

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

05-NSH25-09343

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lauren Draper & Walton Draper, IV 331 Westchester Drive Madison, TN 37115	Lauren Draper & Walton Draper, IV 331 Westchester Drive Madison, TN 37115	042-14-0-114.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and 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, **Donna Draper, a single woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lauren Draper and Walton Draper, IV, wife and husband**, 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. 19 on the Plan of Holiday Hills, Section II of record in Plat Book 3700, Page 19, 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 W. Y. Draper and wife, Donna W. Draper by Warranty Deed from Williamson S. Tomlinson and wife, Bobbye Ann Tomlinson of record in Book 10611, page 620, Register's Office for Davidson County, Tennessee, dated September 12, 1997 and recorded on September 17, 1997.

W.Y. Draper is deceased, leaving Donna W. Draper as the surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **331 Westchester Drive, Madison, TN 37115**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 23rd day of May, 2025

Donna Draper

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Donna Draper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 23rd day of May, 2025.

Notary Public

My Commission Expires: 03/03/2026

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 23, MAY 2025.

Custodian's Signature 05/23/2025 Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 23 day of MAY 2025.

Notary Public

MY COMMISSION EXPIRES: 5/24/2028

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY