Karen Johnson Davidson County
Batch# 1288562 DEEDWARR
06/23/2025 02:21:30 PM 5 pgs
Fees: $28.00 Taxes: $851.00
20250623-0049099

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $ 230,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of June, 2025.

Notary Public
My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 4836 Torbay Drive Trust	**New Owner**	**14708010200**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Ronny Farris, Frank Farris, Grace Farris, Angelia Denise Tayes, Charmaine Renee Miller and Jacqueline Benito Spelta

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 4836 Torbay Drive Trust

HEREINAFTER CALLED THE GRANTEES, 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. 102, Plan of Section II, Beverly Heights, of record in Book 2331, Page 42, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Frances Ellis Farris, by Quitclaim Deed from Charles James Farris, Sr, dated March 21, 1991, of record in Book 8315, Page 482, in the Register's Office for Davidson County, Tennessee. Frances Ellis Farris died intestate and unmarried on 9/27/14, survived b\y her sons Ronny Farris, Frank Farris and Charles James "Jimmy" Farris, the sole issue of her body. Charles James "Jimmy" Farris died intestate on 4/22/22, survived by his spouse, Grace Farris, and daughters Angelia Denise Tayes and Charmaine Renee Miller, predeceased by a son, James Kenyon Farris, who died intestate, unmarried, and without issue on 11/4/90, survived by his mother, Jacqueline Benito Spelta. Reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 202506230049097, and Instrument No. 202506230049098, Register's Office of Davidson County, Tennessee. Oath is hereby made that the subject property was not the sole primary marital residence of any Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4836 Torbay Dr, Nashville, TN 37211.

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 in 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.

_____ Date: 6/18/25
Ronny Farris

_____ Date: 6/18/25
Frank Farris

_____ Date: 6/18/25
Angelia Denise Tayes

_____ Date: 6/18/25
Jacqueline Benito Spelta

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Ronny Farris, Frank Farris, Angelia Denise Tayes, and Jacqueline Benito Spelta, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of June 2025.

_____
NOTARY PUBLIC

My Commission Expires: 5/8/29

MARK FREEDOM NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES ON 05/08/2029 DAVIDSON COUNTY

202506230049099

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 in 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.

Charmaine Renee Miller Date: 6.17.25
Charmaine Renee Miller

STATE OF Florida

COUNTY OF Leon

Personally appeared before me, a Notary Public of said County and State, Charmaine Renee Miller, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. By means of physical presence.
Produced a driver license as identification

Witness my hand, at office, this 17th day of June, 2025.

LaTonya Cook
NOTARY PUBLIC

LA TONYA COOK
Notary Public-State of Florida
Commission # HH 589056
My Commission Expires
October 04, 2028

My Commission Expires: 10/04/2028

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 in 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.

Grace Farris Date: 6-17-25
Grace Farris

STATE OF Tennessee

COUNTY OF Lawrence

Personally appeared before me, a Notary Public of said County and State, Grace Farris, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 2025.

NOTARY PUBLIC

My Commission Expires: 9/16/2028

WILLIAM BURTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/16/2028
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 6/17/25 (date of document).

6/18/25 Jennifer Russell
Affiant Signature

6/23/25
Date

State of Tennessee

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

