This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24395-AP

Karen Johnson Davidson County
Batch# 1292387 DEEDWARR
07/01/2025 12:27:30 PM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20250701-0051851

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2025.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-8-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lorraine N. Roleson Michael E. Newton 4432 Cleeces Ferry Rd Nashville, TN 37218	Old National Bank PO Box 918 Evansville, IN 47706	078-00-0-113 089-00-0-026.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Debra Conatser, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lorraine N. Roleson and Michael E. Newton, wife and husband**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Property 1:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Charles James Hooper, Jr Lots of record in Instrument 20040204-0013781, 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 Jack K Conatser and wife, Debra Conatser by Warranty deed from Charles James Hooper, Jr of record in Instrument No. 20030918-0138532 Register's Office for Davidson County, Tennessee, dated 8/25/2003 and recorded on 9/18/2003. Deed of Correction in 20040402-0037459, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Jack K Conatser, married by Quitclaim deed from Jack K Conatser and wife, Debra Conatser of record in Instrument No. 20121107-0102640 Register's Office for Davidson County, Tennessee, dated 10/8/2012 and recorded on 11/7/2012. Deed of Correction in 20121107-0102640, Register's Office for Davidson County, Tennessee.

Order Granting Probate of Will as Muniment of Title Only of record in Instrument 20241122-0091595, filed 11/22/2024, Register's Office for Davidson County, Tennessee. Will for Jack K Conatser of record in Instrument 20241122-0091596, Register's Office for Davidson County, Tennessee.

Property 2:

A certain tract of land in Davidson County, Tennessee, described as follows:

Being a 1.03 acre tract of land lying between the intersection of Old Hickory Blvd, and Cleeces Ferry Road, and being part of Tract 3 on the Plan of Subdivision of C.H. Walker's Farm at Bell's Bend of record in Book 421, page 164, Register's Office for Davidson County, Tennessee, according to a Final Divorce Decree, 15D-1603, in the Third Circuit Court, Davidson County, Nashville, Tennessee.

As further shown on the attached Exhibit A.

Tract lying and being in the Davidson County, State of Tennessee, being a portion of Tract 1 of record in Book 4287, Page 681, Registers Office for said County and being part of Tract 3 on the Plan of the C. H. Walker Farm of record in Book 421, Page 164 and being more particularly described as follows:

Beginning at an iron pin found in the Easterly margin of Cleeces Ferry Road, 25 feet East of the centerline of the road, said point being the Northwest corner of the property herein described and also being the Southwest corner of Lot No. 2 of the Final Plat of "Charles James Hooper, Jr. Lots" of record in Instrument 20040204-0013781, Register's Office for said County. Thence leaving the road and with the Southerly line of Lot No. 2 South 87 degrees 23 minutes 16 seconds East 128.13 feet to an iron pin set in the Westerly margin of Old Hickory Boulevard, 30 feet West of the centerline of said road; thence with the Westerly margin of Old Hickory Boulevard with a curve to the left with the following characteristics: (delta 27 Degrees 54 Minutes 09 Seconds, arc of 692.97 feet, radius 1422.97 feet, chord bearing of South 04 Degrees 14 Minutes 30 Seconds East 686.14 feet) to an iron pin set in the Easterly margin of Cleeces Ferry Road at the intersection of Old Hickory Boulevard; thence with the Easterly margin of Cleeces Ferry Road as follows: South 80 degrees 16 minutes 44 seconds West 5.97 feet to an iron pin set; thence North 68 degrees 13 minutes 12 seconds West 4.11 feet to an iron pin set; thence North 38 degrees 45 minutes 37 seconds West 12.65 feet to an iron pin set; thence North 31 degrees 04 minutes 13 seconds West 55.18 feet to an iron pin set; thence with a curve to the right with the following characteristics (delta 22 degrees 23 minutes 21 seconds, arc of 184.84 feet, radius 473.03 feet, chord bearing North 19 degrees 52 minutes 32 seconds West 183.67 feet to a point; thence North 08 degrees 40 minutes 52 seconds West 465.05 feet to the point of beginning and containing 1.03 Acres, according to a survey by Murray Wall and Company, P.C., Tennessee Registered Land Surveyor No. 1623, 1923 Green Hills Boulevard, Franklin, Tennessee 37067. File No 200407. Survey dated March 9th, 2007.

Being the same property conveyed to Jack K. Conatser and wife, Debra Conatser, by Quitclaim Deed from Eller and Olsen Stone Company Incorporated, a Tennessee Corporation, by and through its President, J.C. Siegrist, Jr., Grantor, of record in Instrument 20101222-0101686, said Register's Office for Davidson County, Tennessee. Being the same property conveyed to Jack K. Conatser, by Quitclaim Deed from Debra Conatser, of record in Instrument 20151207-0123060, dated 11/25/2015 said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jack K. Conatser and Debra Conatser, as joint tenants with right of survivorship, by Quitclaim Deed from Jack K. Conatser, of record in Instrument 20240916-0071341, dated 9/12/2024 said Register's Office for Davidson County, Tennessee. Jack K. Conatser having since died on September 27, 2024, leaving Debra Conatser as surviving tenant.

This is improved property located at: **4432 Cleeces Ferry Road and 4407 Old Hickory Blvd, Nashville, TN 37218**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2025.

GRANTOR:

Debra Conatser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Debra Conatser, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of June, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202507010051851

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 07/01/2025.

Affiant Signature

07/01/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 07/01/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

