This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24397-AP

Karen Johnson Davidson County
Batch# 1292388 DEEDWARR
07/01/2025 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $799.20
20250701-0051853

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $216,000.00.

Affiant

C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

Notary Public
My Commission Expires: 11/22/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lorraine Nicole Roleson Michael Emery Newton c/o 132 Cleeces Ferry Rd Nashville TN 37218	New Owner	078-00-0-010

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 Nicole Roleson and Michael Emery 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:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a found iron pin being the Northeast corner of Eller and Olsen Stone Company, Inc. property recorded in Deed Book 4287, page 681, Register's Office of Davidson County, Tennessee and the Westerly right of way of Cleeces Ferry; thence North 89 degrees 39 minutes 12 seconds West 276.26 feet to an iron pin set; thence North 28 degrees 12 minutes 42 seconds East 116.78 feet to a point; thence North 05 degrees 06 minutes 07 seconds West 219.92 feet to a point; thence North 40 degrees 38 minutes 32 seconds East 255.42 feet to an iron pin set and the Westerly right of way of Cleeces Ferry; then South 08 degrees 09 minutes 54 seconds East 522.74 feet along the Westerly right of way of Cleeces Ferry to a found iron pin and being the point of beginning according to a survey by David N. Young, Registered Land Surveyor No. 1562, dated March 14, 2003.

Being the same property conveyed to Jack K Conatser and wife, Debra L Conatser by Warranty deed from Charles James Hooper, Jr of record in Instrument No. 20040408-0040455 Register's Office for Davidson County, Tennessee, dated 4/8/2004 and recorded on 4/8/2004. Being the same property conveyed to Jack K Conatser by Quitclaim deed from Debra L Conatser of record in Instrument No. 20151207-0123061 Register's Office for Davidson County, Tennessee, dated 11//25/2015 and recorded on 12/7/2015.

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 No. 20240916-0071342 Register's Office for Davidson County, Tennessee, dated 9/12/2024 and

recorded on 9/16/2024. Jack K. Conaster having since died on September 27, 2024, leaving Debra Conaster as surviving tenant.

This unimproved property is located at: **4437 Cleeces Ferry Road, 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

202507010051853

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

