WARRANTY DEED

Karen Johnson Davidson County
Batch# 1293859 DEEDWARR
07/03/2025 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20250703-0052951

File No. CR-25-10319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2025

Notary Public

MY COMMISSION EXPIRES: 1/30/27

(AFFIX SEAL)

CHRISTEN R. ABBE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
LaSonya Darrell and John Darrell	**New Owner**	
(NAME)	(NAME)	
3191 Lagrange Drive	**2715 Fortland Drive**	080-12-0-063.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Nashville, TN 37206**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Cynthia Glover, Elias Levette Ford, Valorie Denise Russell, and Hettie Andra Sweeney King, being all of the respective heirs at law of the Estates of Herbert Ray Primm, Sr., Johnny Ray King, and Herbert Ray Primm, Jr.**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LaSonya Darrell and John Darrell, wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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. 200 on the Plan of Bordeaux Hills, Section 4, as of record in Book 3600, Page 49, Register's Office for said County, to which plan reference is here made for a more particular description of said lot.

Being the same property conveyed to Mary Word from Shirley Tyler by Quitclaim Deed on February 28, 1979 of record in Book 5399, Page 317, Register's Office for Davidson County, Tennessee.

That Mary Elizabeth Word died testate on April 29, 1988. Her Last Will and Testament was admitted to probate in Davidson County Circuit Court, Docket No. 94P593. The sole beneficiary of Mary Word's estate was her nephew, Herbert Ray Primm, Sr. Herbert Ray Primm, Sr. died intestate on March 26, 2010. His heirs at law were his five children: Herbert Ray Primm, Jr, Valorie Denise Russell, Cynthia Glover, Elias Levette Ford and Johnny Ray King. Johnny Ray King died intestate on November 18, 2012. His sole heir at law was his wife, Hettie Andra Sweeney King. Herbert Ray Primm, Jr. died intestate on November 10, 2015. His heirs at law were his siblings: Valorie Denise Russell, Cynthia Glover and Elias Levette Ford. The heirship of each person described herein is also of record in a detailed Affidavit of Heirship of record in Instrument No. 20250623-0049092 in the Register's Office for Davidson County, Tennessee.

The said Hettie Andra Sweeney King being authorized to sign on behalf of the said Cynthia Glover, Elias Levette Ford, and Valorie Denise Russell by those Limited Power of Attorneys of record in Instrument Nos. 20250624-0049354, 20250624-0049355, and 20250624-0049356.

This is property more commonly known as 3191 Lagrange Drive, Nashville, TN 37218.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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/our hand this 3rd day of July, 2025.

Cynthia Glover by H. Andra King, Attorney in FACT
Cynthia Glover by Hettie Andra Sweeney King, Attorney-In-Fact

Elias Levette Ford by H. Andra King, Attorney in FACT
Elias Levette Ford by Hettie Andra Sweeney King, Attorney-In-Fact

Valorie Russell by H. Andra King, Attorney in FACT.
Valorie Denise Russell by Hettie Andra Sweeney King, Attorney-In-Fact

H. Andra King
Hettie Andra Sweeney King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of July, 2025, before me personally appeared Hettie Andra Sweeney King, individually and as Attorney in Fact for Cynthia Glover, Elias Levette Ford, and Valorie Denise Russell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's free act and deed and on behalf of Cynthia Glover, Elias Levette Ford, and Valorie Denise Russell as their Attorney in Fact.

Witness my hand, at office, this 3rd day of July, 2025.

Notary Signature
My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202507030052951

Certificate of Authenticity

I, Christen Rabe, 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 **July 3, 2025**.

Date

Affiant Signature

7/3/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **July**, 20**25**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027