Karen Johnson Davidson County
Batch# 1300963 DEEDWARR
07/23/2025 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20250723-0058238

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-3127

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of July, 2025

Notary Public

Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Karen Nabors Stone and Dennis R. Stone 2720 West Linden Ave Nashville, TN 37212	New Owner	107-05-0A-149.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Clare Brown, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Karen Nabors Stone and Dennis R. Stone, wife and husband,

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. 149 on the Plan of Five Oaks as of record in Book 5200, Page 355, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Roderick Dale Radney, unmarried by Warranty Deed from Max Lee Waldrop, Jr. and wife, Sheila W. Waldrop of record in Book 6262, page 309, Register's Office for Davidson County, Tennessee, dated March 22, 1984 and recorded on April 02, 1984.

Said Roderick Dale Radney died on October 29, 2000, and That certain Affidavit of Heirship recorded at Instrument No. 20210921-0126760 and 20210921-0126761, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Clare Brown by Warranty Deed from Derrick Lamar Radney, married of record in Instrument No. 20230824-0066290 Register's Office for Davidson County, Tennessee, dated August 22, 2023 and recorded on August 24, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 149 Five Oaks Drive, Nashville, TN 37217

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 so 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.

Dated this the 21st day of July, 2025.

Clare Brown

Clare Brown

STATE OF TENNESSEE
COUNTY OF WILSON

On this 21st day of July, 2025, before me personally appeared Clare Brown, 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 (or persons') free act and deed.

Witness my hand, at office, this 21st day of July, 2025.

Rachel S. Roddick

Notary Signature
My commission expires: 6/3/2029

RACHEL S. RODDICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 3, 2029

True Copy Certification

I, **Tammy Carney,** 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 this the 21 day of July, 2025.

Affiant Signature

Date 7-22-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

