# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1307131
08/11/2025 09:23:23 AM
Fees: $13.00 Taxes: $1,369.00

Davidson County
DEEDWARR
2 pgs

20250811-0063379

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Dana Dobson | NEW OWNER | 075-09-0-238.00 |
| (NAME) | (NAME) | |
| 293 Bonnaspring Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gloria Dotson, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Dana Dobson, a single woman and Jackson Fry, a single man, as joint tenants with right of survivorship**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the Fourth Civil District of Davidson County, Tennessee, being Lot No. 1111 of the plan of Hermitage Hills Subdivision, Section 9, as of record in Book 3600, page 97, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said Lot No. 1111 fronts 87.4 feet on the easterly margin of Bonna Spring Drive and runs between lines measuring 172.8 feet on the northerly line and 172.0 feet on the southerly line to a dead line measuring 101.65 feet thereon.

Being the same property conveyed to Lewis Dotson and wife, Gloria Dotson by Warranty Deed from Terrence G. Pride and wife, Sylvia H. Pride, dated 06/09/1971, of record in Book 4509, Page 613, Register's Office for Davidson County, Tennessee.

The said Lewis Dotson died on 05/31/2002, leaving the said Gloria Dotson the sole surviving tenant by the entirety.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 293 Bonnaspring Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 7th day of August, 2025.

Gloria Dotson

Gloria Dotson

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gloria Dotson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of August, 2025.

Tracey Trumphour

Notary Public:
My Commission Expires: 1.31.29

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**RETURN TO:**
**Stewart Title Company**
**13026 Lebanon Road, Ste 100**
**Mount Juliet, TN 37122**