Karen Johnson Davidson County
Batch# 1311969 DEEDWARR
08/20/2025 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.13
20250820-0066570

WARRANTY DEED

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07-02-2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $524,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: OCTOBER 25, 2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Legends Title Services, LLC
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

File No.: 250250

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Lindsey Michelle Dodge	SAME AS NEW OWNER	119-06-0-218.00
(NAME)	(NAME)	
59 Jay Street		
(ADDRESS)	(ADDRESS)	
Nashville TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED TWENTY-FOUR THOUSAND NINE HUNDRED AND NO/100 Dollars ($524,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JEDIDIAH DOLBEER AND KRISTA DOLBEER FORMALLY KNOWN AS KRISTA DOLBEER, FORMALLY KNOWN AS Krista Ellen Graham, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LINDSEY MICHELLE DODGE, 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:

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 109 on the Map of Plan of Sterling Heights, Section 3, as shown on plat of record in Book 1424, page 113, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Jedidiah Dolbeer, a single man and Krista Ellen Graham, a single woman, tenants in common with rights of survivorship by Warranty Deed from Alma and Dune Investments LLC of record in Instrument No. 20220323-0033377 Register's Office for Davidson County, Tennessee, dated March 04, 2022 and recorded on March 23, 2022.

Jedidiah Dolbeer and Krista Ellen Graham have since married. Krista Ellen Graham is now known as Krista Dolbeer.

Krista Dolbeer being one in the same as Krista Ellen Graham Dolbeer.

unimproved ☐
This is improved ☒ property, known as 59 Jay Street, Nashville, TN 37210
(House No.) (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 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.

unimproved ☐
This is improved ☒ property, known as 59 Jay Street, Nashville, TN 37210
(House No.) (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 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 our hands this 8th day of August, 2025.

8/8/25
Jedidiah Dolbeer

8/8/2025
Krista Ellen Graham Dolbeer

STATE OF Illinois

COUNTY OF Cook.

Signed and sworn to before me the 8th of August, 2025, by Jedidiah Dolbeer and Krista Ellen Graham Dolbeer, 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 (or person's) free act and deed.

Dolores Raya.
Notary Public

Affix stamp/seal:

Official Seal
DOLORES RAYA
Notary Public, State of Illinois
Commission No. 519748
My Commission Expires September 22, 2027

Certificate of Authenticity

I, Russell J. McCann, 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

8/11/25.

Date

Affiant Signature

August 11, 2025

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of August, 2025

Notary's Signature

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07-02-2029
DAVIDSON COUNTY

My Commission Expires: _____
Date

Notary's Seal (if on paper)

M&H File #: **25-354**