Karen Johnson
Batch # 1318894
09/05/2025 10.02 35 AM
Fees $13 00 Taxes $1,933 25

Davidson County
DEEDWARR
2 pgs

20250905-0070990

WARRANTY DEED

LAURA DESMOND
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $522,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 2025

Notary Public

MY COMMISSION EXPIRES 8/20/2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S).
Kimberly Withrow	Kimberly Withrow	64-2-91
(NAME)	(NAME)	
321 Shute Lane	321 Shute Lane	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No : 20251256

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, **Joyce E. Thompson** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Kimberly Lamberson Withrow, and Nick J. Withrow, Wife and Husband,**reinafter 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 situate in the 4th Civil District of Davidson County, Tennessee, and described as follows·

Being Lot No. 266 on the Plan of Brandywine Farms, Section 16, as shown on plat of record in Plat Book 4860, page 36, 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 Joyce E. Thompson, married, by Warranty Deed from Jon Dohotariu, married and Vasile Dohotariu, unmarried, dated 11/25/2005 and filed of record in Inst. No. 20051202-0145169, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances appearing of record in Inst. No. 20110314-0019780, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 321 Shute Lane, Old Hickory, TN 37138
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 2nd day of September, 2025

Joyce E Thompson by Starr E. Durham, Attorney in Fact

Joyce E Thompson
by Starr E Durham, Attorney in Fact

STATE OF Tennessee)
County OF Sumner)

Before me personally appeared Starr E Durham, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joyce E. Thompson, and who acknowledged that he/she executed the same as the free act and deed of Joyce E Thompson.

Witness my hand, at office, this 2nd of September, 2025.

Notary Public
My Commission Expires: 4/26/26

