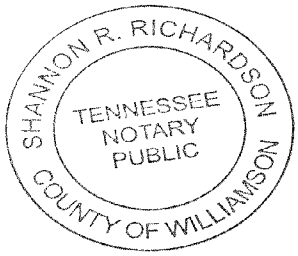
Karen Johnson Davidson County
Batch# 1320617 DEEDWARR
09/09/2025 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20250909-0072173



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $385,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9th day of September, 2025.

NOTARY PUBLIC

My commission expires: 3-20-2026

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Anthony Rodden Lofton, Jr. and Olivia Morgan Lofton	New Owner	075-11-0-003.00
(NAME)	(NAME)	
609 Highland View Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **David Ray McIndoo, married and Robert Logan McIndoo, married, as tenants in common,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Anthony Rodden Lofton, Jr. and Olivia Morgan Lofton, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 422, as shown on the map entitled Section 2, Highlands of Tulip Grove, of record in Book 4675, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RONALD R. MCINDOO AND WIFE, JEAN N. MCINDOO, by deed from RONALD E. JONES AND WIFE, BETTY JO JONES, of record in Book 5312, page 160, dated July 16, 1978, said Register's Office.

RONALD R. MCINDOO also known as RONALD RAY MCINDOO having since died on or about February 8, 1997, leaving JEAN N. MCINDOO as the surviving tenant by the entirety.

JEAN N. MCINDOO, also known as SHIRLEY JEAN MCINDOO, died testate on or about April 1, 2025. Pursuant to the terms of his Will of record in Docket No. 25P1266, in the Seventh Circuit Court for Davidson County, Tennessee (at Nashville) and as Instrument No. 20250731-0060704, said Register's Office, said property was devised to DAVID RAY MCINDOO AND ROBERT LOGAN MCINDOO, AS TENANTS IN COMMON.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 609 Highland View Court, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 9th day of September, 2025.

David Ray McIndoo

Robert Logan McIndoo by David Ray McIndoo
His attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Ray McIndoo, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of September, 2025.

Notary Public
My Commission Expires: 5/14/2029

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared David Ray McIndoo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Robert Logan McIndoo and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. ___202509090072172_____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 9th day of September, 2025.

Notary Public
My commission expires: 5/14/2029

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

9/9/25.

Date

Affiant Signature

September 9, 2025

State of TN
County of Williamson

Sworn to and subscribed before me this 9th day of September, 2025

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

Alicia R. Hamilton
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/28/2029
WILLIAMSON COUNTY