Karen Johnson Davidson County
Batch# 1345512 DEEDWARR
11/13/2025 08:38:30 AM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20251113-0090296

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Beverly June Vanatta and John Rocky Stone 3911 Dodson Chapel Rd #39 Nashville, TN 37076	Pathway Mortgage, LLC 7709 Holiday Drive Sarasota, FL 34231	086 14 0C 039.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Richard A. Titsworth, married** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Beverly June Vanatta, an unmarried woman and John Rocky Stone**, a married man, tenants in common with right of survivorship ("Grantee") all of our/my right, title and interest in and to that certain real property known as 3911 Dodson Chapel Road, Unit 39, Nashville, TN 37076 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 39 in a Horizontal Property Regime as shown in the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, as of record in Instrument #20011005-0108857, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard A. Titsworth, by Quitclaim Deed from Richard A. Titsworth, individually and as Executor of the Estate of Cora Virginia Titsworth, and Patricia Lee Youncofski, individually, dated August 9, 2019, and recorded August 14, 2019, of record in Instrument No. 20190814-0081456, as corrected in Scrivener's Affidavit of record in Instrument No. 20250815-0065315, in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Cora Virginia Titsworth, an unmarried person, by Warranty Deed from Richard A. Nelson, married, dated August 15, 2002, and recorded August 21, 2002, of record in Instrument No. 20020821-0100916, in the Register's Office for Davidson County, Tennessee. Cora Virginia Titsworth died on or about February 1, 2019, naming Richard Allan

Titsworth and Patricia Lee Youncofski as devisees per the Last Will and Testament of Cora Virginia Titsworth.

This is not the primary residence of the said Richard A. Titsworth, or his spouse.

This is improved property known as 3911 Dodson Chapel Road, Unit 39, Nashville, TN 37076.

This conveyance is subject to all restrictions, easements and planning documents of record.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 12th day of November, 2025.

Richard A Titsworth

Richard A. Titsworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 2025, before me personally appeared Richard A. Titsworth, 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 12th day of November, 2025.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $310,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 12th day of November, 2025.

Notary Public
My commission expires: 4/22/2029

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 November 12, 2025.

Lissa Groom
Affiant
Date: November 12, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 12 day of November, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON