Karen Johnson Davidson County
Batch# 1363928 DEEDWARR
12/31/2025 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20251231-0104178

WARRANTY DEED

(SEAL)
TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF December, 2025.

Notary Public
MY COMMISSION EXPIRES: 9/15/27

File #25-TC-0335-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephanie Sabelli	New Owner	
(NAME)	(NAME)	**043-13-0-100**
335 Maple Street		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 consideration, the receipt of which is hereby acknowledged,

ELIZABETH DYER, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

STEPHANIE SABELLI, A MARRIED WOMAN, SOLE OWNERSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22, Block C on the Plan of Forest Park Subdivision of record in Plat Book 843, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description, but expressly EXCLUDED from conveyance, is that portion of property conveyed in Instrument No. 20250423-0031213, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Elizabeth Dyer, an unmarried woman by Warranty Deed from Jack Issa aka Lofty S. Issa of record in Instrument No. 20210225-0023945 Register's Office for Davidson County, Tennessee, dated February 17, 2021 and recorded on February 25, 2021.

See also, Agreed Order and Final Judgment of record in Instrument No. 20250403-0025262, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FOREST PARK SUBDIVISION, as recorded in Plat Book 843, Page(s) 44.
* Easement for Joint Use of Garage, recorded in Book 2101, Page 545.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 335 Maple St, Madison, TN 37115.

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), their heirs and 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), 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 my/our hand(s) this the 29th day of December, 2025.

Elizabeth Dyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of December, 2025, before me personally appeared Elizabeth Dyer, 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 29th day of December, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Joshua A. Terry, 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 12/29/25.

Affiant Signature – Joshua A. Terry

12/30/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 12/30/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27