Warranty Deed

Karen Johnson
Batch # 1369874
01/15/2026 09:36:42 AM
Fees: $13.00 Taxes: $2,849.00

Davidson County
DEEDWARR
2 pgs

20260115-0003686

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
My Commission Expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $770,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of January, 2026.

Notary Public

My commission expires: 2/29/28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Dana Jones	Same as owner	172-14-0B-080.00-CO
4616 Sterling Cross		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DEBORAH D. COX AND KENNETH WEST PAGE, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANA JONES, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s). 80, as shown on map of entitled Winfield Park, Phase 1, Section 1, Revision 1, of record in Instrument No. 20010313-0024108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Deborah D. Cox and Kenneth West Page, Wife and Husband by Warranty Deed from Charles David Keith and wife, Mary E. Keith of record in Instrument No. 20170403-0032074 Register's Office for Davidson County, Tennessee, dated March 31, 2017 and recorded on April 03, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 4616 Sterling Cross, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of January, 2026.

Deborah D. Cox

Kenneth West Page

STATE OF Minnesota
COUNTY OF Olmsted

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Deborah D. Cox and Kenneth West Page, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of January, 2026.

Kathleen Rose Hanson
Notary Public

My Commission Expires: 1/31/2030

KATHLEEN ROSE HANSON
Notary Public-Minnesota
My Commission Expires Jan. 31, 2030

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075