Karen Y Johnson Davidson County
Batch# 146554 DEEDWARR
09/28/2018 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20180928-0096585

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $375,000.00 Affiant Subscribed and sworn to before me, this the 27th day of September, 2018. Notary Public My commission expires: 11/5/2019

STATE OF TENNESSEE NOTARY PUBLIC CONNIE TAYLOR COUNTY OF SUMNER

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Chandler Finch Kellogg Rachel Camille Kellogg	New owner	
5741 Maudina Ave.		103-02-0D-005.00
Nashville, TN 37209		

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, **VIRGINIA DONEISON GARRETT, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHANDLER FINCH KELLOGG AND RACHEL CAMILLE KELLOGG, HUSBAND AND WIFE,** 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 No. 5 on the Plan of Final Plat of Westland Square Subdivision of record in Plat at Instrument No. 20060425-0046951 &Instrument No. 200803055-0022004, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Virginia Donelson Garrett by Trustee's deed from A. J. Sharenberger, III, Successor Trustee of record in Instrument No. 20100625-0049688 Register's Office for Davidson County, Tennessee, dated June 24, 2010 and recorded on June 25, 2010.

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

The address of the herein described property is believed to be 5741 Maudina Ave., Nashville, TN 37209, 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 ~~27th~~ 26th day of September, 2018.

Virginia Donelson Garrett

Ryan Shuler, spouse of Virginia Donelson Garrett, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Ryan Shuler

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~DAVIDSON~~ Madison

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Virginia Donelson Garrett and Ryan Shuler, 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 ~~27th~~ 26th day of September, 2018.

Notary Public

My Commission Expires:

11-26-18

TALBOT MALONE NOTARY PUBLIC ALABAMA STATE AT LARGE

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212