This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4462

Karen Johnson Davidson County
Batch# 249934 DEEDWARR
06/28/2019 09:36:03 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20190628-0062938

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

Subscribed and sworn to before me, this the 27th day of June, 2019

Notary Public
My Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Keithon Stribling and Jordon Stribling 7810 Rainey Drive Antioch, TN 37013	Ameris Bank 1800 Parkway Place, Suite 820 Marietta, GA 30067	182-06-0A-058.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Darrell R. Daigle and Kimberly D. Daigle, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Keithon Stribling and Jordon Stribling, a married couple**, 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 all of Lot No. 58 on the Plan of Final Plat, Section One, Old Hickory Hills, as shown by plat appearing of record as Instrument No. 20011023-0115382, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Darrell R. Daigle and Kimberly D. Daigle, husband and wife by Warranty Deed from Matthew Cooper, and Ashley Cooper, husband and wife, recorded on the 7th day of July, 2015 in Instrument No. 20150707-0065506, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **7810 Rainey Drive, Antioch, TN 37013**.

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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 GRANTEES, their heirs and assigns forever; and we do

covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of June, 2019.

GRANTOR:

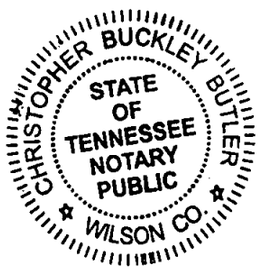
Darrell R. Daigle

Kimberly D. Daigle

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Darrell R. Daigle and Kimberly D. Daigle, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of June, 2019.



Notary Public
My Commission expires: 9-20-21