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

File Number: 1-19-5585

Karen Johnson Davidson County
Batch# 318041 DEEDWARR
11/21/2019 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20191121-0120207

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this the 20th day of November, 2019

Notary Public
My Commission Expires: 12/15/21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brianna Lieberman 7828 Heaton Way Nashville, TN 37211	New Owner	173-09-0A-188.00-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, **Woodston Maddox and Ashley L. Haggard Maddox, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brianna Lieberman, an unmarried woman**, 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:

Lot 134, PHASE "B", LENOX VILLAGE, as shown on plat of record in Instrument No. 20031024-0157237, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Woodston Maddox, an unmarried man by Warranty Deed from Rhonda Paxton, a married woman nka Rhonda P. Inman, of record in Instrument No. 20140725-0066266, in the Register's Office of Davidson County, Tennessee, dated July 16, 2014 and recorded on July 25, 2014.

This is ☒ improved or ☐ unimproved property located at: **7828 Heaton Way, Nashville, TN 37211**. Ashley L. Haggard Maddox joins this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This conveyance is made subject to 1) Property taxes for the year 2019, and thereafter, a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Buyer paying their prorated share thereof to the Seller 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 19th day of November, 2019.

GRANTOR:

Woodston Maddox

Ashley L. Haggard Maddox

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Woodston Maddox and Ashley L. Haggard Maddox, 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 19th day of November, 2019.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission expires: 10-2-23

201911210120207

True Copy Certification

I, **Jennifer L. Penneil**, 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 Dickson

Personally appeared before me, **Rebecca D. Pierce**, a notary public for this county and state, **Jennifer L. Penneil** 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: 1/26/2020

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020