This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 377036 **DEEDWARR**
03/25/2020 09:26:24 AM 2 pgs
Fees: $13.00 Taxes: $473.60
20200325-0032232

ADDRESS NEW OWNER:
David Luke McKee
Hannah D. McKee
5001 John Hagar Road
Hermitage, TN 37076

SEND TAX BILL TO:
NEW OWNER

MAP/PARCEL 110-00-0-210.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James R. Jagels and wife, Garnett R. Jagels, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **David Luke McKee and wife, Hannah D. McKee, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Jagels Property of record in Plat at Instrument No. 20190408-0031810, 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 a portion of the same property conveyed to James R. Jagels and wife, Garnett R. Jagels by Deed from Albert Aaron Brown and wife, Suzanne S. Brown of record in Instrument No. 20011206-0134587 Register's Office for Davidson County, Tennessee, dated March 18, 1998 and recorded on December 06, 2001.

This is unimproved property known as: **Lot 2 Earhart Road, Mt. Juliet, Tennessee 37122**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 31st day of March, 2020.

WITNESS MY HAND on this the 31st day of March, 2020

James R. Jagels

Garnett R. Jagels

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **James R. Jagels and Garnett R. Jagels,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 31st day of March, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $128,000.00.

AFFIANT

Subscribed and sworn to before me this the 31st day of March, 2020.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 200180