398

WARRANTY DEED

Karen Johnson Davidson County
Batch# 379508 **DEEDWARR**
03/30/2020 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50

20200330-0034111

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2020

Notary Public

MY COMMISSION EXPIRES: 7-9-22

(AFFIX SEAL)

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Kenneth Peregoy Jessica Logan Hayes	CapStar Bank	06114013701
(NAME)	(NAME)	
3811 Baxter Avenue	2002 Richard Jones Rd #300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kenneth Madson and wife Janina Madson** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John Kenneth Peregoy and Jessica Logan Hayes, husband and wife,** hereinafter called the GRANTEES, 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. 1 on the plan of Maplewood Home Tract, of record in Book 7900, page 319, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth Madison, by deed of record in Instrument NO. 20191001-0099726, Register's Office for Davidson County, Tennessee.

Janina Madson joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3811 Baxter Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 25th day of March, 2020.

Kenneth Madson

~~Janina Madison~~ KK

State of Tennessee
County of Davidson

Personally appeared before me Kenneth Madson ~~and Janina Madison~~ KK with whom I am personally acquainted, and who acknowledged that ~~they~~ he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of March, 2020.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 14648

Witness my/our hands this 25th day of March, 2020.

~~Kenneth Madson~~
KK

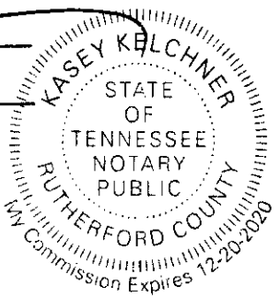
Janina Madson

State of Tennessee
County of Davidson

Personally appeared before me Janina Madson with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of March, 2020.

Notary Public
My Commission Expires:



File No.: 14648