Karen Johnson Davidson County
Batch# 395879 DEEDWARR
05/05/2020 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20200505-0046993

WARRANTY DEED

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2020

Notary Public

MY COMMISSION EXPIRES: 1-24-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin Alan McWethy and Myra McWethy	Acopia	06513003200
(NAME)	(NAME)	
4829 Big Horn Drive	306 Northcreek Blvd #100	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Goodlettsville TN 37072	
(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, **Linda Wagner, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kevin Alan McWethy and Myra McWethy, 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. 23 on the plan of Section 1, Sherwood Forest, of record in Book 4175, Page 153, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda Wagner, unmarried by deed dated January 17, 2020 from Timothy Wilson, unmarried of record in Instrument No. 20200128-0009928, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Timothy Wilson, unmarried by deed dated April 23, 1998 from William Rhea Reasonover and wife, Kimberly S. Reasonover of record in Book 10901, Page 751, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4829 Big Horn Drive, Old Hickory, TN 37138
(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 29th day of April, 2020.

Linda Wagner

State of Tennessee
County of Davidson

On this 29th day of April, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Linda Wagner, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 29th day of April, 2020.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 20-McWethy

May 03, 2021

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

