Karen Johnson Davidson County
Batch# 397912 DEEDWARR
05/08/2020 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20200508-0048203

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

Subscribed and sworn to before me, this 4TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carrie Noel Ogles and Spencer Bryant Ogles, wife and husband	New Owner (NAME)	
111 Dorchester Ct Lot 111 (ADDRESS)	(ADDRESS)	026-06-0-045.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Thomas J. Gregg and Elaine P. Gregg, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Carrie Noel Ogles and Spencer Bryant Ogles, wife and husband, hereinafter called the Grantees, their heirs and assigns, that 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. 111 on the Plan of Windsor Green, Phase I-Section I, of record in Plat Book 6250, Page 31, 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 the same property conveyed to Thomas J. Gregg and Elaine P. Gregg, husband and wife by Warranty deed from Hannah Custom Homes, LLC, a Tennessee Corporation of record in Instrument No. 20150116-0005033 Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 111 Dorchester Ct Lot 111, Goodlettsville, TN 37072
(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 hand(s) this 4th day of May, 2020.

WARRANTY DEED
(Continued)

Thomas J. Gregg

Elaine P. Gregg

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas J. Gregg and Elaine P. Gregg, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of May, 2020.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

RETURN TO:
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

True Copy Certification

I, **Jennifer Pennell**, 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.

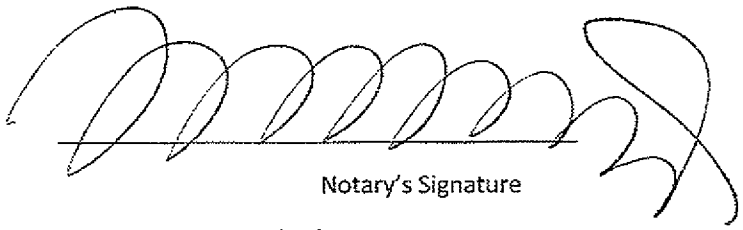


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

