Karen Johnson Davidson County
Batch# 432027 DEEDWARR
07/07/2020 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20200707-0073222

Warranty Deed

KATHRYN SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $308,000.00. Affiant Subscribed and sworn to before me, this the 30th day of June, 2020. Notary Public My commission expires: 11-03-2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Melvin Richardson	New Owners	052-08-0-068.00
516 Canton Pass		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **MICHELLE MOONEY, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELVIN RICHARDSON, UNMARRIED MAN,** 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:

Land in the 11th Civil District of Davidson County, Tennessee; being Lot No. 144 on the Plan of Sequoia Valley, Section 3, as of record in Book 4460, Page 83, Register's Office for said County, described as follows:

Beginning at a concrete monument in the Northerly margin of Canton Pass, being 165 feet West of the intersection of Canton Pass and Sioux Terrace; thence North 65 degrees 11 minutes 30 seconds West 107.8 feet to a concrete monument; thence North 10 degrees 30 minutes West 96 feet to a concrete monument; thence North 45 degrees 55 minutes East 57.7 feet to an iron pin: thence South 49 degrees 21 minutes East 160.7 feet to an iron pin in the Northerly margin of Canton Pass; thence Easterly with said margin of said Pass, 89.7 feet to the point of beginning.

Being the same property conveyed to Patricia Mooney and Michelle Mooney, as tenants in common with right of survivorship by Warranty deed from Tamara Ann Denyes, Keith Alan Schwarz and Kevin Wayne Schwarz of record in Instrument No. 20120725-0065210 Register's Office for Davidson County, Tennessee, dated July 19, 2012 and recorded on July 25, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 516 Canton Pass, Maidson, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of June, 2020.

Michelle Mooney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michelle Mooney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of June, ~~2020.~~

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, KRISTEN TRAINI, 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, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

