NEW OWNER:
ALEXANDER ABELS
5403 GEORGIA AVENUE
NASHVILLE, TN 37209

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 20-0896

Map & Parcel
052030017.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 439088 **DEEDWARR**
07/16/2020 11:57:55 AM 2 pgs
Fees: $13.00 Taxes: $603.10
20200716-0078066

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty-Three Thousand and 00/100 Dollars ($163,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JESSICA MCKEE, married formerly known as JESSICA RAYMOND,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **ALEXANDER ABELS and LAUREN ABELS, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being Lot No. 28, East Madison Addition, not of record. Said Lot No. 28 fronts 50 feet along the westerly margin of Kinsey Blvd. and extends back between parallel lines 150 feet to a dead line in the rear which measures 50 feet thereon. Said property described according to a survey of John Kohl, dated March 23, 1987.

Being the same property conveyed to JESSICA RAYMOND, unmarried, by Warranty Deed from KENNETH R. ROWLAND and spouse, ITALIA C. ROWLAND, dated August 21, 2008, and of record in Instrument Number 20080827-0087927, Register's Office for DAVIDSON County, Tennessee. Jessica McKee is formerly known as Jessica Raymond.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **462 KINSEY BOULEVARD, MADISON, TN 37115**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters, easements and rights-of-way of record.

AND I, WESTON MCKEE, husband of the said JESSICA MCKEE, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 14th day of July, 2020.

JESSICA MCKEE

WESTON MCKEE

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JESSICA MCKEE and WESTON MCKEE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of July, 2020.

NOTARY PUBLIC

My commission expires: 06/18/2022

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-22

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The actual consideration or value, whichever is greater, for this transfer is **$163,000.00.**

AFFIANT

Sworn to and subscribed to before me this 14th day of July, 2020.

NOTARY PUBLIC

My commission expires: 1-3-22

JOHN CLEARY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY