Karen Johnson Davidson County
Batch# 444910 DEEDWARR
07/28/2020 01:37:54 PM 2 pgs
Fees: $13.00 Taxes: $1,065.60
20200728-0082786

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE~~ 24th day of July, 2020.

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
MY COMMISSION EXPIRES: January 24, 2024
File No. G20-9603

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Amanda Kate Goodin (NAME)	Quicken Loans (NAME)	044-15-0-185
(STREET ADDRESS)	1050 Woodward Ave (STREET ADDRESS)	
(CITY) (STATE) (ZIP)	Detroit MI 48226-1906 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Kevin M. Walker, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amanda Kate Goodin**, 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. 223 on the Plan of The Village of Old Hickory, Section A, as shown by plat of record in Plat Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 223 fronts 59.9 feet on the West side of Jones Street and runs back between lines 86.6 feet on the North line and 86.9 feet on the South line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Kevin M. Walker, single by Quitclaim Deed dated February 22, 2019, recorded March 7, 2019, in Instrument Number 20190307-0021209, in the Register's Office of Davidson County, Tennessee. Kevin M. Walker is now married. Erica McGillis joins in this conveyance for the purpose of conveying any interest she may have in said property, partiularly her marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 802 Jones Street, Old Hickory, TN 37138.

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. Whenever 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 24th day of July, 2020.

Kevin M. Walker

Erica McGillis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of July, 2020, before me personally appeared Kevin M. Walker and Erica McGillis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 24th day of July, 2020.

D. TODD SHOLAR
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066