Karen Johnson Davidson County
Batch# 468335 DEEDWARR
09/02/2020 09:43:04 AM 2 pgs
Fees: $13.00 Taxes: $1,010.10
20200902-0099667

WARRANTY DEED

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$273,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF August,2020.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 182
Joseph Eugene Goins, Jr. 8008 Cressent Glen Court Antioch, Tennessee 37013	New Owner	GROUP 06 0A PARCEL 315.00

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 hereby acknowledged, we,

Michael Wesley Allred
and
Lindsey Brooke Baker-Allred, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Joseph Eugene Goins, Jr., unmarried
and
Sean Clifton Matthews, unmarried
joint tenants with rights of survivorship

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:

Being Lot No. 380 on the Final Plat for Cluster Lot Subdivision Old Hickory Hills, Phase Three, Section One, as shown by plat appearing of record in Instrument No. 20060420-0045296, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Michael Wesley Allred, an unmarried, and Lindsey Brooke Baker, an unmarried woman, as tenants in common with rights of survivorship, by Warranty Deed from Ziyad Salih, unmarried, dated July 11, 2017 and filed of record in Instrument No.20170713-0070418, in the Register's Office for Davidson County, Tennessee.

The said Lindsey Brooke Baker is now know as Lindsey B. Allred being one in the same person.

This conveyance is made subject to the following:
1) 2020 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **8808 Cressent Glen Court, Antioch, Tennessee 37013.**

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 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 hand and official seal at office this 31st day of August, 2020.

Michael Wesley Allred

Lindsey Brooke Baker - Allred

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Michael Wesley Allred and Lindsey Brooke Baker - Allred, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2020.

NOTARY PUBLIC

My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:

Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027