WARRANTY DEED

Karen Johnson Davidson County
Batch# 481319 DEEDWARR
09/23/2020 09:40:37 AM 2 pgs
Fees: $13.00 Taxes: $1,546.60

20200923-0109064

File No. DH0007427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $418,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah VanArsdal		
(NAME) 121 S Graycroft Avenue	(NAME) FIRST HORIZON BANK	042-15-0-013.00
(ADDRESS) Madison, TN, 37115	(ADDRESS) 12195 METRO PKWY STE 2 FORT MYERS, FL 33966	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Kelly R. Daugherty, f/k/a Kelly R Jackson, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah VanArsdal,** Single woman , HEREINAFTER CALLED THE GRANTEE, 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, described as follows:

Beginning on the Easterly margin of Graycroft Road at a point being 400 feet South from an iron pin at the Southwest corner of the property conveyed to Elsie O. Dunn, by deed from the Cumberland Development Company, of record in Book 1970, Page 585, Registers Office for said County; thence with the Easterly margin of said Road in a Southerly direction 100 feet to a point; thence Easterly 268 feet, more or less, to the westerly line of Block "C" on an unrecorded map of Marthonna; thence with Westerly line of said Block in a Northerly direction 100 feet to a point; thence Westerly 268 feet, more or less, to the Easterly margin of Graycroft Road and point of beginning.

Being the same property conveyed to Kelly R. Jackson, an unmarried person by Warranty deed from Deborah Campbell, an unmarried person and Caprice Palmer, an unmarried person, as tenants in common with the right of survivorship of record in Instrument No. 20180613-0056724 Register's Office for Davidson County, Tennessee, dated June 11, 2018 and recorded on June 13, 2018.

Being also known as 121 S Graycroft Avenue Madison, Tennessee 37115.

Kelly R. Daugherty and Kelly R. Jackson are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GRUES - 2012

unimproved ☐
This is improved ☒ property, known as 121 S Graycroft Avenue, Madison, TN 37115

(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 hand this 15th day of September, 2020.

Kelly R Daugherty

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 Kelly R Daugherty, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 15th day of September, 2020.

Notary Public

My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206