Karen Johnson Davidson County
Batch# 493594 DEEDWARR
10/09/2020 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $817.70
20201009-0117843

#35592

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2020.

Notary Public
MY COMMISSION EXPIRES: October 2, 2023
File No. G20-9684

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Andrew T. Dondeville, Patricia F. Dondeville, and Jerry L. Dondeville (NAME)	Cardinal Financial (NAME)	063-02-0-042
1527 Mohawk Trail (STREET ADDRESS)	3701 Arco Corporate Dr (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Suite 200 Charlotte, NC 28273 (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, **Sarah Jane Hooks, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew T. Dondeville, an unmarried person, Patricia F. Dondeville and husband Jerry L. Dondeville**, 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. 146 on the Plan of Nawakwa Hills Powwow Addition, Section No. 5, as of record in Plat Book 974, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Sarah Jane Hooks, an unmarried woman by Deed dated July 19, 2019, recorded July 24, 2019, in Instrument Number 20190724-0072686, in the Register's Office of Davidson County, Tennessee.

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 974, Page 26, 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 1527 Mohawk Trail, Madison, TN 37115.

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 30th day of September, 2020.

Sarah Jane Hooks

STATE OF Georgia
COUNTY OF Jasper

On this 30th day of September, 2020, before me personally appeared Sarah Jane Hooks, 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 30th day of September, 2020.

Notary Signature
My commission expires:

LYNN T. JORDAN NOTARY PUBLIC Comm. Exp. 08/05/23 JOHNSON COUNTY, GA

PREPARED BY AND RETURN TO:
LAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

