

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $225,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th day of October, 2020.

NOTARY PUBLIC

My commission expires:_____

Karen Johnson Davidson County
Batch# 503158 **DEEDWARR**
10/29/2020 10:48:55 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20201029-0125776

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Taylor Roper and Craig A. Roper	Same	05303030300
(NAME)	(NAME)	
1509 Elliston Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Stacy Gee and Christopher M. Gee, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Taylor Roper and Craig A. Roper**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 234 on the Plan of Section "C" Village of Old Hickory, as of record in Book 1424, Page 66, Register's Office for said County.

Said lot fronts 57 feet on the east side of Elliston Street and runs back 69.9 feet on the south line and 70.2 feet on the north line, to a dead line and measures 57 feet thereon.

Being the same property conveyed to Stacy Gee and Christopher M. Gee, husband and wife, by Warranty Deed from Sharon S. Newbern and husband, John W. Newbern, dated June 26, 2020 and recorded July 9, 2020 in Instrument No. 20200709-0074361, Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 1509 Elliston Street, Old Hickory, TN 37138.

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

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his 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 any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 27th day of October, 2020.

Stacy Gee

Christopher M. Gee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stacy Gee and Christopher M. Gee, the herein bargainor, with whom I am personally acquainted (or 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 and official seal, this the 27th day of October, 2020.

Notary Public
My Commission Expires:



After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122