WARRANTY DEED

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jesse Barton Weilburg	New Owner	149 05 0 178.00
(NAME)	(NAME)	
4804 Terragon Trail		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Jonathan Lindsay and Bridget Lindsay, husband and wife, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Jesse Barton Weilburg, an unmarried man and Morgan Haley Knight, an unmarried woman, as tenants in common with right of survivorship, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 76, Section 9, on the Plan of Terragon Trails Subdivision of record in Plat Book 5200, Page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 76 fronts 59.67 feet on the northerly margin of Terragon Trails and runs back between lines measuring 119.08 feet on the westerly line and 119.04 feet on the easterly line to a dead line in the rear which measures 59.67 feet.

Being the same property conveyed to Jonathan Lindsay and Bridget Lindsay, husband and wife by Warranty Deed from Elizabeth Ann Thor, unmarried, dated 12/10/2014 and recorded 12/17/2014, of record in Instrument 201412170115659, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Karen Johnson Davidson County
Batch# 515321 DEEDWARR
11/12/2020 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20201112-0133436
202011120133436

unimproved ☐

This is improved ☒ 4804 Terragon Trail, Antioch, TN 37013

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 6TH day of November, 2020 .

Jonathan Lindsay

Bridget Lindsay

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan Lindsay and Bridget Lindsay, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of November, 2020.

Notary Public:
My Commission Expires: 8/15/24

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

Certificate of Authenticity

I, Leslie Garside, 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 executed and authenticated according to law.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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:_____.

Notary's Seal (If on paper)

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