This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 537658 DEEDWARR
12/18/2020 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20201218-0150189

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $445,000

Affiant Signature

Subscribed and sworn to before me on this the 17th day of December 2020.

Notary Public

My Commission expires 09/02/2024

OLIVIA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Andrew Phillip Maddox & Taylor Erin Sockwell
804 N. 14th Street
Nashville, Tennessee 37206
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 08305037200

WARRANTY DEED

20NT03402

Effective the 16th Day of Dec., 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Andrew Arehart

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

Andrew Philip Maddox and Taylor Erin Sockwell, Husband and Wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lot Numbers 4 and 5 on the corrected Plan of T.P. Weakley's Subdivision of record in Book 421, Page 50, Register's Office for Davidson County, Tennessee.

Beginning on the easterly margin of North 14th Street, formerly Tulip Grove Avenue, at the point 72.0 feet Southerly from the southeast corner of said Street and Franklin Avenue; thence easterly and parallel with the southerly margin of Franklin Avenue, 111.0 feet; thence southwardly parallel with and 34.2 feet easterly from the diving line between said two lots, 70 1/2 feet; thence westwardly and parallel with the first line, 124.6 feet to the easterly margin of 14th Street; thence with the easterly margin of said Street; northwardly 74 1/2 feet to point of

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 16th day of Dec, 2020.

Andrew Arehart

State of TN }
County of Hamilton }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Andrew Arehart,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 16th day of Dec, 2020.

Notary Public

My commission expires: 2-25-2024

LINDA DAVIS
NOTARY PUBLIC
STATE OF TENNESSEE
HAMILTON COUNTY
MY COMMISSION EXPIRES FEBRUARY 25, 2024

Tennessee Certification of Electronic Document

I, Olivia Pedigo, 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.

Olivia Pedigo

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Crystal Jarrell, a notary public for this county and state, Olivia Pedigo, 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: 03/29/2022

NOTARY'S SEAL

C N JARRELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03292022
COUNTY OF MAURY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731