Karen Johnson Davidson County
Batch# 551942 DEEDWARR
01/11/2021 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20210111-0004739

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2730TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of December, 2020.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Mitchell Head 419 Moss Trail Goodlettsville, TN 37072	**SAME AS NEW OWNER.**	026-13-0-004.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, WE, **Judy Ogle McKenzie**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mitchell Head** 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:

Property known as: 419 Moss Trail, Goodlettsville, TN 37072, County of Davidson

Land in Davidson County, Tennessee, being lot No. 56 on the map of Goodlettsville Heights, Section No. 2, as of record in book 1424, pages 120 and 121, Register's Office for said County, described as follows:
Beginning on the southerly margin of Moss Trail Road at the corner of lots Nos. 56 and 57; thence with said Road, eastwardly 80 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in a southeasterly direction 31.42 feet to the westerly margin of a 50-foot unnamed street; thence with said unnamed street, southwardly 380 feet; thence westwardly 100 feet; thence northwardly 50 feet to the southeast corner of lot No. 57; thence with the line between said lots Nos. 56 and57, northwardly 350 feet to the beginning.

Being the same property conveyed to Marvin J. Ogle and wife, Mildred Ogle, by Deed from H.S. Moss and wife, Josephine E. Moss, dated 06/16/1950 and recorded 06/16/1950 in Book 1852, Page 59, Register's Office for Davidson County, Tennessee. The said Mildred Ogle predeceased Marvin J. Ogle, leaving Marvin J. Ogle as the sole owner of the subject property. The said Marvin J. Ogle is deceased as of 03/15/2018. Affidavits of Heirship naming Judy Ogle as the sole beneficiary and Executrix of the Estate of Marvin J. Ogle of record in Instrument No. 20180516-0046568 AND Instrument No. 20201123-0137121, said Register's Office.

Tax Map and Parcel ID: 026-13-0-004.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 419 Moss Trail, Goodlettsville, TN 37072

LTE File No.: 20-2730TN

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 unemcumbered, 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 29th day of December, 2020.

Judy Ogle McKenzie to sign as Heir of the Estate of Marvin J. Ogle

Judy Ogle McKenzie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Judy Ogle McKenzie to sign as Heir of the Estate of Marvin J. Ogle, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the **Heir of The** Estate of Marvin J. Ogle, the within named bargainor, an estate, and that he as such **Heir**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of **The Estate of Marvin J. Ogle** by themselves **Heir.**

Witness my hand and official seal at office this 29th day of December, 2020.

Notary Public

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

Commission Expiration: 4-17-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of December, 2020, before me personally appeared **Judy Ogle McKenzie**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 29th day of December, 2020.

Notary Public

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

Commission Expiration: 4-17-2023

LTE File No.: 20-2730TN

True Copy Certification

I, **Fancy Behme**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Fancy Behme

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Christy Jones,** a notary public for this county and state, **Fancy Behme,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy Jones
My Commission Expires:

