Karen Johnson Davidson County
Batch# 554893 DEEDWARR
01/15/2021 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20210115-0006970

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 12th day of January, 2021.

Notary Public
MY COMMISSION EXPIRES: 5-3-21
File No. G20-11359

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Christina Carolyn Groff and Madeleine Gill	INTERLINC MORTGAGE SERVICES LLC	052-01-0-098
(NAME)	(NAME)	
340 HARRINGTON AVE.	5314 MARYLAND WAY, SUITE 201	
(STREET ADDRESS)	(STREET ADDRESS)	
MADISON, TN 37115	BRENTWOOD, TN 37027	
(CITY) (STATE) (ZIP)	(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, **Karen Elaine Hawk Edwards, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christina Carolyn Groff, an unmarried woman and Madeleine Gill, an unmarried woman**, as joint tenants with rights of survivorship. 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. 22 of Block "A" on the Map of Crittendon Estates, of record in Book 974, page 69, Register's Office for said county.

Beginning at a point in the south margin of Harrington Street at the corner of Lots Nos. 22 and 23; thence with the line between said lots southerly 165 feet to the corner of said lots and of lots 20 and 21; thence with the line between lots 21 and 22, easterly 52 feet to the westerly margin of Idlewild Avenue; thence with the margin of the same, northerly 145 feet to the beginning of a curve; thence around said curve in a northwest direction 31.4 feet to a point in the south margin of Harrington Street; thence with the margin of the same; westerly 30 feet to the point of beginning.

Being the same property conveyed to Karen Elaine Hawk Edwards by Quitclaim Deed dated September 11, 1995, recorded September 11, 1995, in Book 9791, Page 122, 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 69, Register's Office for Davidson County, Tennessee.

The 2020 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 340 Harrington Ave, 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 12th day of January, 2021.

x Karen Elaine Hawk Edwards
Karen Elaine Hawk Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of January, 2021, before me personally appeared Karen Elaine Hawk Edwards, 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 12th day of January, 2021.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

