This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Karen Johnson Davidson County
Batch# 555675 DEEDWARR
01/15/2021 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $717.43
20210115-0007348

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, **PATRICK WALLER MEGAN WALLER, HUSBAND AND WIFE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMILY WAGAHOFF, A SINGLE WOMAN,** 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 UNIT NO. 10 ON THE PLAN OF BIXLER FARMS TOWNHOMES, PHASE 1, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 67, SECTION 27-101, ET. SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF BIXLER FARMS TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INST. NO. 20070213-0018434, SAID REGISTER'S OFFICE, INCLUDING WITHOUT LIMITATIONTHE BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT OF BIXLER FARMS TOWNHOMES, PHASE I, SHOWN ON EXHIBIT "C" TO THE DECLARATION OF COVENANTS, OF RECORD IN INST. NO. 20070213-0018434, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO PATRICK WALLER, UNMARRIED, BY WARRANTY DEED FROM THE PILKERTON COMPANY, LLC, A TENNESSE LIMITED LIABILITY COMPANY, RECORDED ON MARCH 5, 2009, OF RECORD IN INSTRUMENT NO. 20090305-0019886, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PATRICK WALLER IS NOW MARRIED, WHICH HIS WIFE JOINS IN THIS CONVEYANCE TO CONVEY ANY INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY, PARTICULARLY AND MARITAL INTEREST.

This is improved property, known as 119 ALLISON ANN PASS, MADISON, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors,

and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of Jan., 2020.

Patrick Waller
PATRICK WALLER

Megan Waller
MEGAN WALLER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, Patrick Waller and Megan Waller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 14th day of Jan, 2021.

NOTARY PUBLIC
My commission expires: 7-2-24

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is **$193,900.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of January, 2021.

NOTARY PUBLIC
My commission expires:

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Address New Owner(s) as follows:
Emily Wagahoff
119 Allison Ann Pass
Madison, TN 37115

Send Tax Bills To:
Same as above

MAP/PARCEL: 043100C/010.00 CO

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021