Karen Johnson Davidson County
Batch# 576035 DEEDWARR
02/23/2021 03:21:58 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20210223-0022441

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $285,000.00.

Affiant

File #2021-5

ROBERT ASHWORTH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Subscribed and sworn to before me on February 17, 2021.

NOTARY PUBLIC My Commission Expires
My Commission Expires: February 26, 2023

THIS INSTRUMENT WAS PREPARED BY AND RETURNABLE TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael Bryan Daniel 6929 Scarlet Ridge Drive, Brentwood, TN 37027	F & M Bank 50 Franklin Street Clarksville, TN 37040	181-10-0A-153.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DONNA F. DANIEL NOW KNOWN AS DONNA DANIEL MEADOWS, MARRIED**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **MICHAEL BRYAN DANIEL, AN UNMARRIED MAN**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 407, as shown on the map entitled Final Plat, Autumn Oaks Subdivision, Phase Four, of record as Instrument No. 20020523-0062993, and corrected as Instrument No. 20030110-0004644, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to THOMAS MICHAEL DANIEL AND WIFE, DONNA F. DANIEL, by deed from LISA KIZER LUTZ, MARRIED F/K/A LISA KIZER, of record in Instrument No. 20140516-0042085, dated May 15, 2014, said Register's Office. Thomas Michael Daniel having since died on or about October 19, 2017 leaving Donna F. Daniel as the surviving tenant by the entirety. Donna F. Daniel having since married is now known as Donna Daniel Meadows.

The undersigned, Jonathan Thomas Meadows, spouse of Donna Daniel Meadows, joins in the execution of this instrument for the purpose of conveying to the Grantees all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 6929 Scarlet Ridge Drive, Brentwood, TN 37027.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on February 17, 2021.

Grantor:

Donna Daniel Meadows

Donna Daniel Meadows formerly known as Donna F. Daniel

Grantor:

Jonathan Thomas Meadows

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **DONNA DANIEL MEADOWS FORMERLY KNOWN AS DONNA F. DANIEL AND JONATHAN THOMAS MEADOWS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of February, 2021.

Hillary Torrence
Notary Public

My commission expires: 12/16/2024

