This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jianne McDonald
517 Mae Terrace
Madison, TN 37155

SEND TAX BILL TO:
The Mortgage Firm, Inc.
921 Douglas Avenue,
Ste 200
Altamonte Springs, FL 37214

Karen Johnson Davidson County
Batch# 577969 DEEDWARR
02/24/2021 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20210224-0023427

MAP/PARCEL 053-13-0-151.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael McGee unmarried, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Jianne McDonald, unmarried, hereafter called the GRANTEES,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Phase II, Kimbolton of record in Plat Book 6900, Page (s) 792 through 794, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael McGee, unmarried by Warranty deed from Vivian S. Duke and Richard A. Konicki, both unmarried of record in Instrument No. 20041229-0154213 Register's Office for Davidson County, Tennessee, dated December 16, 2004 and recorded on December 29, 2004.

This is improved property known as: **517 Mae Terrace, Madison, Tennessee 37115.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES his/their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 12 day of February, 2021.

WITNESS MY HAND on this the 12 day of February, 2021.

Michael McGee

Michael McGee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Michael McGee, unmarried,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 12 day of February, 2021.

NOTARY PUBLIC

My Commission Expires: 7/9/2024

RONALD A. HASKINS SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $310,000.00.

AFFIANT

Subscribed and sworn to before me this the 12 day of February, 2021.

NOTARY PUBLIC

My Commission Expires: 7/9/2024

RONALD A. HASKINS SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Sandy Mitsos (Signer's Name), 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.

Sandy Mitsos (Signature)

State of Tennessee

County of Wilson

Personally appeared before me, Beverly J. Heatherly (Notary's Name), a notary public for this county and state, Sandy Mitsos (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beverly J. Heatherly (Notary's Signature)

MY COMMISSION EXPIRES: 05-09-23

NOTARY'S SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(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).

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