Karen Johnson Davidson County
Batch# 605826 DEEDWARR
04/05/2021 08:12:08 AM 2 pgs
Fees: $13.00 Taxes: $943.13
20210405-0043523

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
21-1277TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of March, 2021.

Notary Public

Commission Expiration: 3-8-22

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Austin Ware and Abby Ware 1042 Jasperson Drive Madison, TN 37115	SAME AS NEW OWNER.	052 11 0 003.00

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, **Mary Ann Petty and Tristan ~~Kyle~~ Kelly Petty, wife and husband,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Austin Ware and Abby Ware, husband and wife,** 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 1042 Jasperson Drive Madison, TN 37115, County of Davidson to wit.

Lot 67, Revision of Part of Section 2, Madison Heights Subdivision, as shown by Plat of Record in Plat Book 2083, Page 113, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mary Ann Petty by deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, dated 08/27/2021 and recorded 09/13/2012 in Instrument No. 20120913-0083312, said Register's Office.

Tax Map and Parcel ID is as follows 052 11 0 003.00

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: 1042 Jasperson Drive, 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. 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 31st day of March, 2021.

Mary Ann Petty

Tristan Kyle Petty

Tristan Kelly Petty TKP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2021, before me personally appeared **Mary Ann Petty and Tristan ~~Kyle~~ Kelly Petty**, 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 31st day of March, 2021.

Notary Public Jacqueline G Brown

Commission Expiration: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY