This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
615-822-8332 – phone
615-822-8172 - fax

Karen Johnson Davidson County
Batch# 607020 DEEDWARR
04/05/2021 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20210405-0044351

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, **ANDREW DYLAN WICKLIFFE and CARLIE PAIGE WICKLIFFE, HUSBAND AND WIFE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MCKENZIE MOSS and DUDLEY JOHNSON, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 243, ON THE PLAN OF WINDSOR GREEN, PHASE II, SECTION II, A PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 6900, PAGE 549, AS AMENDED IN BOOK 7649, PAGE 288, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ANDREW DYLAN WICKLIFFE AND CARLIE PAIGE WICKLIFFE, HUSBAND AND WIFE BY WARRANTY DEED FROM AMANDA BARTON AND ROSS BARTON, WIFE AND HUSBAND, DATED DECEMBER 23, 2016 AND RECORDED ON DECEMBER 28, 2016, AS OF RECORD IN INSTRUMENT NO. 20161228-0136074, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 102 BUCKINGHAM COURT, GOODLETTSVILLE, TN 37072.

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 1ST day of APRIL 2021.

ANDREW DYLAN WICKLIFFE

CARLIE PAIGE WICKLIFFE

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **ANDREW DYLAN WICKLIFFE and CARLIE PAIGE WICKLIFFE**, the within named bargainors, 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.

DONE at offices in HENDERSONVILLE, TN, on this the 1ST day of APRIL 2021.

NOTARY PUBLIC
My commission expires: 4/23/24

Sondra Brown State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$290,000.00**

Affiant

Subscribed and sworn to before me, this the 1ST day of APRIL 2021.

NOTARY PUBLIC
My commission expires:_____

HANNAH LEWIS NOTARY PUBLIC TENNESSEE My Comm Exp. 9/15/2025 COUNTY OF WILLIAMSON

Address New Owner(s) as follows:
MCKENZIE MOSS
DUDLEY JOHNSON
102 BUCKINGHAM COURT
GOODLETTSVILLE, TN 37072

Send Tax Bills To:
Same as above

Map and Parcel Number(s): 026070/165.00

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