Karen Johnson Davidson County
Batch# 614090 DEEDWARR
04/13/2021 02:28:33 PM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20210413-0049288

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $405,000.00. Affiant Subscribed and sworn to before me, this the 9th day of April, 2021. Notary Public My commission expires: 7/1/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Madison J. Geery and Scott Michael Quintana	New Owner(s)	042-15-0-031.00
128 West Marthona Rd.		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KRISTIN K. NEWSOME AND SEAN NEWSOME, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MADISON J. GEERY, A SINGLE WOMAN AND SCOTT MICHAEL QUINTANA, A SINGLE MAN, AS TENANTS IN COMMON, WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the South 10 feet of Lot No. 43 and all of Lot Nos. 44, 45, 46 and 47, of Block "C" on the Plan of Marthona, not of record and described according to a copy of a survey made by J.A. Mefford, Surveyor, in December 1937, as follows:

Beginning at a point in the Westerly margin of Marthona Road West at the common corner of Lot Nos. 47 and 48; thence with the line between said lots 275 feet to a point; thence Northerly 110 feet to a point 15 feet South of the corner of said Lot Nos. 42 and 43; thence Easterly, parallel to the line between said Lots 42 and 43, 275 feet the Westerly margin of Marthona Road West; thence with the Westerly margin of said Road, Southerly 110 feet to the point of beginning.

Being the same property conveyed to Hannah F. Yancey, unmarried by Warranty deed from Dariusz Potocki, married of record in Instrument No. 20160429-0042257 Register's Office for Davidson County, Tennessee, dated April 28, 2016 and recorded on April 29, 2016.

Being the same property conveyed to Kristin K. Newsome and Sean Newsome, wife and husband by Warranty deed from Hannah Phillips fka Hannah F. Yancey and John Phillips, wife and husband of record in Instrument No. 20190110-0002891 Register's Office for Davidson County, Tennessee, dated January 08, 2019 and recorded on January 10, 2019.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SM-SP-VR-21128

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 128 West Marthona Road, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of April, 2021.

Kristin K. Newsome

Sean Newsome

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kristin K. Newsome and Sean Newsome, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of April, 2021.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021