Karen Johnson Davidson County
Batch# 686625 DEEDWARR
07/29/2021 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20210729-0102389

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0368

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of July, 2021

Notary Public

Commission Expires: _____

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ginger L. Dacus 404 Carlton Place Goodlettsville, TN 37072	New owner	018-07-0-161

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, I/WE,

Janet T. Steen, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ginger L. Dacus, a single woman

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:

LAND in Davidson County, Tennessee, being Lot 11 on the plan of Phase Two, Section Four of Charleston Square Subdivision, a plat of which is of record in Plat Book 6900, Page 725, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description of said lot.

BEING the same property conveyed to Janet T. Steen, unmarried woman, by Warranty Deed from Jeanine L. Shaffer, as Trustee of the Jeanine L. Shaffer Revocable Living Trust Dated August 23, 2000, said Warranty Deed being dated 4/26/2017 and recorded 5/1/2017 in Instrument Number 20170501-0042593, Register's Office for Davidson County, Tennessee.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 404 Carlton Place Goodlettsville, TN 37072.

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

KG
27th
Dated this the ~~28th~~ day of July, 2021.

Janet T. Steen

Janet T. Steen

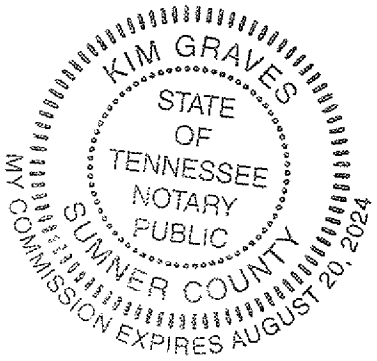
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Janet T. Steen** 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 and official seal at Hendersonville, Tennessee this ~~28th~~ 27th KG day of July, 2021.

Kim Graves
Notary Public
My Commission Expires: 8·20·24

(Notary Seal)



Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/27/21.

Affiant Signature

7/28/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/28/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON