NEW OWNER:
MEGAN BRAGG
513 GRANWOOD BOULEVARD
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-1339

Map & Parcel
063160B129.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 694447 **DEEDWARR**
08/11/2021 11:16:02 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00

20210811-0108315

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Seventy Thousand and 00/100 Dollars ($370,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MAGGIE MASON and JAMES RICHARD MASON, JR. (previously incorrectly stated as JASON RICHARD MASON, JR.,) wife and husband,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MEGAN BRAGG and DREW BRAGG, wife and husband,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 211 on the Plan of Hampton Park, as shown on the plat of the same of record in Plat Book 6900, Page 550 through 552, corrected in Book 7462, Page 445; Book 8110, Page 401; and Book 8181, Page 112, Register' Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to MAGGIE MASON and JASON RICHARD MASON, JR., wife and husband, by Warranty Deed from DALE R. SLIVKA, JR. and LACRESTA N. SLIVKA, husband and wife, dated November 12, 2019, and of record in Instrument No. 20191121-0120326, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **513 GRANWOOD BOULEVARD, OLD HICKORY, TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6900, Pages 550 through 552, as corrected in Book 7462, Page 445, and in Book 8110, Page 401, and in Book 8181, Page 112, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 6th day of August, 2021.

Maggie Mason

MAGGIE MASON

James Richard Mason Jr.

JAMES RICHARD MASON, JR.

STATE OF TENNESSEE

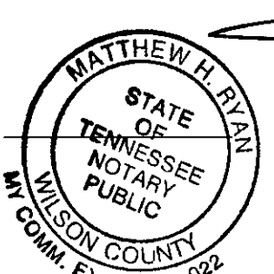
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MAGGIE MASON and JAMES RICHARD MASON, JR.**, 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 office this 6th day of August, 2021.

NOTARY PUBLIC

My commission expires: _____



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The actual consideration or value, whichever is greater, for this transfer is **$370,000.00**.

AFFIANT

Sworn to and subscribed to before me this 6th day of August, 2021.

NOTARY PUBLIC

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20 2024

My commission expires: 7.20.24