RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 701237 DEEDWARR
08/19/2021 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210819-0112366

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $325,000.00.

Affiant

Sworn to and subscribed before me this 16th day of August, 2021.

Notary Public

My Commission Expires: 3/1/25

(SEAL)

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Harry J. Durand and Lisa Durand 108 Rhoades Lane Hendersonville, TN 37075	New Owner(s)	034-01-0-041-00

This Indenture is made on the 16th day of August, 2021, by and between **FRANCIS P. MADDEN, JR.** ("Grantor"), and **GYPSY BARBER & SHAVE CO. LLC** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Echo Meadows of record in Book 2331, Page 64, Register's Office for said County, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Francis P. Madden, Jr. by Warranty Deed from Volunteer State Bank of record in Instrument No. 20140909-0082526 Register's Office for Davidson County, Tennessee, dated August 28, 2014 and recorded on September 9, 2014.

This is improved property known as 815 Meadowlark Ln, Goodlettsville, TN 37072-2307.

This conveyance is being made subject to:

1. Taxes for the year 2021, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 2331, Page 64, Register's Office for Davidson County, Tennessee.

3. Easements as set forth in instrument of record in Book 2447, Page 325, Register's Office for Davidson County, Tennessee. Restrictions in said instrument have since expired.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 16th day of August, 2021.

GRANTOR:

Francis P. Madden, Jr.

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, FRANCIS P. MADDEN, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of August, 2021.

Notary Public

My Commission Expires: 02/26/2024

LISA G. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 8/16/21 (date of document).

Affiant Signature

8/16/21
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 16th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY