Karen Johnson Davidson County
Batch# 731113 DEEDWARR
10/06/2021 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20211006-0134495

WARRANTY DEED

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2023

File No. TR-21-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant:

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Casey Wood	HIGHLANDS RESIDENTIAL MTG	
(NAME)	(NAME)	
1502 Ordway Place	950 W BETHANY DR STE 200	083-09-0-308.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	ALLEN TX 75013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Cassandra Lynn Dawson, unmarried, and Megan Jane Carchman, Unmarried, As Tenants in Common with the Right of Survivorship**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Casey Wood and her spouse, Debra Kendall**, HEREINAFTER CALLED THE GRANTEE, 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 No. 118 on the Plan of A.V.S. Lindsley 29 Acre Tract of record in Plat Book 57, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 118 fronts 50 feet on the Southerly side of Ordway Place, formerly Grove Street, and runs back 124.5 feet on the Easterly line and 126.4 feet on the Westerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Cassandra Lynn Dawson, unmarried, and Megan Jane Carchman, Unmarried, As Tenants in Common with the Right of Survivorship by Warranty deed from Megan Roberts and Matthew Roberts, wife and husband of record in Instrument No. 20130424-0040697 Register's Office for Davidson County, Tennessee, dated April 22, 2013 and recorded on April 24, 2013.

This is property more commonly known as 1502 Ordway Place, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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

Witness my/our hand this 30th day of September, 2021.

Cassandra Lynn Dawson

Megan Jane Carchman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2021, before me personally appeared Cassandra Lynn Dawson and Megan Jane Carchman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of September, 2021.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10/05/2021 (date ~~of document~~).

Affiant Signature

10/05/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5th day of October, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY SEAL

MY COMMISSION EXPIRES: 5-5-2025