RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-3079-2021

WARRANTY DEED

Karen Johnson Davidson County
Batch# 749157 DEEDWARR
11/04/2021 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20211104-0147493

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of Nov., 2021

NOTARY PUBLIC

My commission expires: 9/23/24

FRANK W. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Madson 4824 Cape Hope Pass Hermitage TN 37076	Same address as new owner	098-13-0A-030-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($375,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WAYLON A. ENVIK AND KELLEY LYNN DURKIN**, husband and wife, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **STEVEN MADSON AND MARIA MADSON**, husband and wife, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of New Hope Point, Phase 1, Section 3, as shown by plat of record in Book 9700, page 480, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Waylon A. Envik and Kelley Lynn Durkin, husband and wife, from Waylon A. Envik by Quitclaim Deed dated December 15, 2020 and recorded December 17, 2020 in Instrument #20201217-0149549, said Register's Office.

Being the same property conveyed to Waylon A. Envik from Elizabeth G. Courtney, married, and husband, Thomas P. Courtney, by Warranty Deed recorded July 24, 2007 in Instrument #20070724-0087521, said Register's Office.

The address of the herein described property is believed to be 4824 Cape Hope Pass, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and will be paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 22nd day of October, 2021

GRANTOR(S)

Waylon A. Envik

Waylon A. Envik

Kelley Lynn Durkin

Kelley Lynn Durkin

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Waylon A. Envik and Kelley Lynn Durkin, 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 seal, this the 22nd day of October, 2021.

FRANK W. ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Notary Public

Frank W. Roberts

Printed Notary Name

My commission expires: 9/23/25

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/20/21 (date of document).

Frank Roberts

10/22/21
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 22nd day of October, 2021.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024