WARRANTY DEED

Karen Johnson Davidson County
Batch# 750364 DEEDWARR
11/05/2021 01:40:30 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20211105-0148387

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON (D)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Worth Darby	Legacy Home Loans, LLC	
(NAME)	(NAME)	
828 Magnolia Court E	4004 Hillsboro Pike Ste 216B	142110B031.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **we Travis R. Howell and Kristyn M. Howell, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Andrew Worth Darby, an unmarried man**, hereinafter called the GRANTEE(S), his/her/their 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. 31 on the Plan of Magnolia Place, of record in Book 7900, Page 729, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Travis R. Howell, unmarried man and Kristyn M. Edwards, unmarried woman, as joint tenants with rights of survivorship by Warranty Deed from Sean Dyer and wife, Anna Dyer, dated 07/05/2017 and recorded 07/10/2017, of record in Instrument 201707100069239, Register's Office for Davidson County, Tennessee.

The said Kristyn M. Edwards having since married to Travis R. Howell is now knows as Kristyn M. Howell. Kristyn M. Edwards and Kristyn M. Howell is one in the same person.

All matters shown on the Boundary plat of record in Plat Book 7900, Page 179, in the Register's Office for Davidson County, Tennessee. All matters shown on the plat of record in Plat Book 7900, Page 729, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 9367, Page 807, Register's Office for Davidson County, Tennessee. Easement recorded in Book 7788, Page 977, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sewer Line Easement recorded in Book 7803, Page 640, Register's Office for Davidson County, Tennessee. Articles of Incorporation Magnolia Place Homeowners Association of record in Book 9391, Page 887, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 828 Magnolia Court E, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 29th day of October, 2021.

Travis R. Howell

Kristyn M. Howell

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Travis R. Howell and Kristyn M. Howell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of October, 2021.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMAN HOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

JM-FCR21-828