Karen Johnson Davidson County
Batch# 757508 DEEDWARR
11/18/2021 11:29:38 AM 2 pgs
Fees: $13.00 Taxes: $314.50
20211118-0153645

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tabitha Marie Baker Jeremy Letrell Conley 1224 London Bridge Rd. Madison, TN 37115	Tabitha Marie Baker Jeremy Letrell Conley 1224 London Bridge Rd. Madison, TN 37115	043-16-0-096.00

THIS INDENTURE, made this 16th day of November, 2021 between

Tina A. Terrell, married

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Tabitha Marie Baker, unmarried and Jeremy Letrell Conley, unmarried, as tenants in common with right of survivorship

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 44 in the Kingsway Green Subdivision, in a plat of which is of record in Book 3842, Page 227, Register's Office for Davidson County, Tennessee. This conveyance is subject to all restrictions, easements and covenants of record in Book 4280, Page 68, Register's Office for Davidson County, Tennessee and all zoning ordinances or laws of any Governmental authority.

Being the same property conveyed to Tina A. Terrell, married by Quitclaim Deed dated 9/23/2019 from James Dougherty, unmarried of record in Instrument No. 20190924-0096935, Register's Office for Davidson County, Tennessee.

Also conveyed with this property is a 1972 NORR Manufactured Home; ID 12703262. Home is not de-titled and is not permanently affixed to the property.

This is (X) improved ( ) unimproved property known as: 1224 London Bridge Rd., Madison, TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the

same, and that said premises are free from all encumbrances except the 2021 real property taxes which are to be prorated between the parties and paid at closing, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets her hand and seal the day and year first above written.

Tina A. Terrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tina A. Terrell, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 16th day of November, 2021.

Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $85,000.00.

Affiant

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

Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023