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

RETURN TO
Stewart Title Company
121 First Avenue South, Ste.
Franklin, TN 37064
File # 1462565

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Paul A & Debra M Daugherty 824 Fonnic Drive Goodlettsville, TN 37072	New Owner	042010-028.00

Karen Johnson Davidson County
Batch# 766622 DEEDWARR
12/03/2021 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20211203-0160451

THIS INDENTURE, made this 22nd day of November, 2021 between

Anthony B. Davidson, joined by his wife, Nancy Davidson

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

Debra Daugherty and Paul Daugherty, wife and husband

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. 30 on the Re-subdivision of Lots 27, 28, 29, 32, 33, 41, 42 and 43 of Ozark Hills, as of record in Plat Book 4300, Page 57, Register's Office for Davidson County, Tennessee, to which reference is hereby made to said plat for a more comprehensive description.

Being a portion of the same property conveyed to Anthony B. Davidson by Quitclaim Deed dated 10/27/2011 from The Geraldine B. Davidson Revocable Living Trust of record in Instrument No. 20111028-0084197, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 824 Fonnic Drive, Goodlettsville,TN 37072.

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 their hand and seal the day and year first above written.

Anthony B. Davidson

Nancy Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Anthony B. Davidson and Nancy Davidson, 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 22nd day of November, 2021.

Notary Public
My Commission Exp:_____

KAREN B 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 $425,000.00.

Affiant

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

Notary Public
My Commission Exp:_____

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

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 11/22/2021.

Kimberly D Hicks
Affiant
Date: 12/1/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1 day of December, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON