Karen Johnson Davidson County
Batch# 768488 DEEDWARR
12/06/2021 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,124.80
20211206-0161411

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 304,000.00

Affiant

Subscribed and sworn to before me, this 9 day of November, 2021.

Katherine Warren
Notary Public

My commission expires:
4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Elliott Wiley and George Wiley	**New Owner**	**05205001300**
853 Gallavista Ave		
Madison, TN 37115		

FOR AND IN 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 ACKNOWLEDGE, WE,

Jerry L. Walling, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elliott Wiley and George Wiley

HEREINAFTER CALLED THE GRANTEES, 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. 12 of Block "E" on the Revised Plan of Power and Roth, Madison Park Subdivision as of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jerry L. Walling, by Warranty Deed from Ann F. Hargis aka Elizabeth Ann Hargis, and husband, Jerry M. Hargis, dated November 27, 2002, of record in Instrument No. 20021203-0148720, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 853 Gallavista Ave, Madison, TN 37115.

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 in 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.

Jerry L. Walling Date: 11-9-21

Jerry L. Walling

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Jerry L. Walling, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that (he)/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of November, 2021.

D Paulsson

NOTARY PUBLIC

My Commission Expires: 10 21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 11/9/21 (date of document).

Jennifer L. Pennell

11/9/21

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9 day of November, 2021.

Notary's Signature

My Commission Expires: 41322

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022