PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

Karen Johnson Davidson County
Batch# 798076 DEEDWARR
02/01/2022 10:47:28 AM 2 pgs
Fees: $13.00 Taxes: $1,599.14

20220201-0011460

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-15636-TC



STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $432,200.00.

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2022.

Notary Public
My Commission Expires: 03/25/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Edward Scott Mcgough 7233 Wild Apple Court Antioch, TN 37013	Eustis Mortgage Corp, dba Prosperity Mortgage Advisors 798 S. Rampart St. New Orleans, LA 70113	182-12-0A-122.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Steve Pharr and wife, Lunette Pharr**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Edward Scott Mcgough, an unmarried man**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 227, Section 5, Apple Valley, according to survey and plat of same appearing of record in Instrument No. 20060315-0029579, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Steve Pharr and wife, Lunette Pharr by Warranty Deed from Michael Sullivan Builders, G.P., a Tennessee general partnership, dated November 6, 2006, recorded November 7, 2006, of record in Instrument No. 20061107-0138704, Register's Office for Davidson County, Tennessee.

This is improved property located at: **7233 Wild Apple Court, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of January, 2022.

GRANTOR:

Steve Pharr

Lunette Pharr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steve Pharr and Lunette Pharr, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of January, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22