Liberty Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1MRF223120

This instrument was prepared by ~~and~~
~~Please record and return to:~~
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
(931) 647-0677 phone
(931) 233-4079 fax

Karen Johnson Davidson County
Batch# 818583 DEEDWARR
03/09/2022 12:45:23 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20220309-0027072

WARRANTY DEED

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 ACKNOWLEDGED, WE, **JONI P COVINGTON, A MARRIED WOMAN and BRITTNEY A COVINGTON, A SINGLE WOMAN**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABIGAIL LANGHAM and NATHAN HART, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING LOT 54 AS SHOWN ON THE MAP ENTITLED GOLDEN VALLEY ESTATES, SECTION 1, OF RECORD IN PLAT BOOK 4175, PAGE 142, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED UNTO JONI P COVINGTON AND BRITTNEY A COVINGTON, BY WARRANTY DEED FROM JEFFERY S MILLER AND JULIE MILLER, HUSBAND AND WIFE, DATED JULY 1, 2019, OF RECORD IN INSTRUMENT NO 20190708-0066172, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JONI P COVINGTON, GRANTOR DID NOT OCCUP THE PROPERTY AS A PRIMARY RESIDENCE.

This is improved property, known as 3120 EWINGWOOD DR, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1 day of March, 2022.

JONI P COVINGTON

BRITTNEY A COVINGTON

STATE OF TN
COUNTY OF Montgomery

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

DONE at offices in Clarksville (City), TN, on this the 1 day of March, 2022.

NOTARY PUBLIC
My commission expires: 4/15/25

JESSE DUNPHY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 325,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of March, 2022.

NOTARY PUBLIC
My commission expires: 07/09/24

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

Address New Owner(s) as follows:
ABIGAIL LANGHAM
NATHAN HART
1111 OZARK St.
Nashville, TN 37206

Send Tax Bills To:
Same as above

Map and Parcel Number(s): 050 13 0 059.00