Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

(1)

Karen Johnson Davidson County
Batch# 823025 DEEDWARR
03/16/2022 11:27:11 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20220316-0030676

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$350,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/2/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MADELINE SVALGARD		**051-03-0-025.00**
(NAME) **612 VANTREASE RD.**	(NAME) **New Owner**	
(ADDRESS) **MADISON, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JEFFRE JOSEPH A/K/A JEFFREY JOSEPH, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MADELINE SVALGARD, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 27, 28, 29, 30 of Block "D" on the Plan of Marthona, not of record, and described according to a copy of a survey thereof made by J.A. Mafford, Surveyor, in December 1937, as follows:

Beginning at the point in the southerly margin of Ezell Road South, at the common corner of Lots 26 and 27, being 300 feet East of the easterly margin of Ezell Road West; thence Southerly, with the line between said lots, 344.6 feet to a point; thence Easterly 100 feet to a common corner of Lots 30 and 31; thence with the line between said lots, Northerly 342.66 feet to the southerly margin of Ezell Road South; thence with the margin of the same, North 86 degrees 02 minutes West, 100 feet to the beginning, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Heidi Hall and Jeffrey Joseph, wife and husband, from Fannie Mae a/k/a Federal National Mortgage Association by Special Warranty Deed March 18, 2016, of record in Instrument No. 20160407-0033447, said Register's Office. The said Heidi Hall having since died September 25, 2019, leaving Jeffrey Joseph as the surviving tenant by the entirety.

Jeffre Joseph and Jeffrey Joseph are one and the same person.

This conveyance is subject to any and all easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **612 VANTREASE RD., MADISON, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness my hand this 15 day of March, 2022.

x Jeffre Joseph 3/15/22
JEFFRE JOSEPH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffre Joseph,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15 day of March, 2022.

My Commission expires: **May 2, 2022**

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON