Karen Johnson Davidson County
Batch# 832093 DEEDWARR
03/31/2022 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,561.40
20220331-0037212

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson ea

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-06-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lisa Frye	Lisa Frye	
(NAME)	(NAME)	
1305 Overton Street	2416 Melbourne Drive	05303022100
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **we Daniel Juergen Horst and Amanda Carol Mayfield, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Lisa Frye, a married woman**, hereinafter called the GRANTEE(S), his/her/their 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. 139 on the Plan of Section "B" Village of Old Hickory, as of record in Book 1424, Page 67, Register's Office for said County. Said Lot 139 fronts 55.2 feet on the easterly side of Overton Street and runs back 86.5 feet on the northerly line and 86.7 feet on the southerly line, to a dead line, measuring 55 feet thereon. This conveyance is subject to the plan of record in Book 1424, Page 67, Register's Office for said County, shows an Owner's Certification, a 10-foot easement for public utility purposes, containing a sewer line along the rear line of said lot.

Being the same property conveyed to Daniel Juergen Horst and Amanda Carol Mayfield, husband and wife by Warranty Deed from Andy Regg, married, dated 09/16/2020 and recorded 09/21/2020, of record in Instrument 202009210107608, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1305 Overton Street, Old Hickory, TN 37138
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 21st day of March, 2022.

Daniel Juergen Horst

Amanda Carol Mayfield

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel Juergen Horst and Amanda Carol Mayfield, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of March, 2022.

Notary Public:
My Commission Expires: 3.8.25

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on **March 21, 2022**.

Affiant Signature

3-24-2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

24th day of **March**, 20 22.

Notary's Signature

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: 4/30/22

Notary's Seal (if on paper)