Karen Johnson Davidson County
Batch# 836048 DEEDWARR
04/07/2022 11:19:32 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50
20220407-0040460

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT220300078

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 6th day of April, 2022

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Middleton and Diane Middleton **6636 Whittemore Lane** **Antioch, TN 37013**	**SAME**	**182-00-0-233.00**

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,

James Brian Donegan and wife, Candace M. Donegan

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

Keith Middleton and Diane Middleton, Husband and Wife

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. 1 on the Final Plat, Donegan Subdivision, as shown on plat of record in Instrument No. 20220215-0017553, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING PART OF the same property conveyed to James Brian Donegan and wife, Candace M. Donegan, by Installment Deed from Louise Burkitt, A.J. Burkitt, L.H Burkitt and Lucien H. Burkitt, Executor of the Estate of Mary Elizabeth Burkitt, dated 5/26/1976 and recorded 6/4/1976 in Book 5031, Page 945, in the Register's Office of Davidson County, Tennessee.

And, BEING PART OF the same property conveyed to James Brian Donegan and Candy Donegan, husband and wife, by Warranty Deed from Vivian H. Fults, unmarried, dated 7/22/2020 and recorded 7/23/2020 in Instrument No. 20200723-0081170, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **13421 Old Hickory Blvd., Antioch, TN 37013**
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 our hands this 6th day of April, 2022.

James Brian Donegan

James Brian Donegan

Candace M Donegan

Candace M. Donegan

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Brian Donegan and Candace M. Donegan the bargainor(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 and official seal at Smyrna, Tennessee, this 6th day of April, 2022.

Commission Expires:_____

Gail C Vincent

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025