Karen Johnson Davidson County
Batch# 844481 DEEDWARR
04/25/2022 10:21:17 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20220425-0047173

WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2022

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelsey B. Henderson and Taran R. Magee	Gardner Financial Services, LTD, dba Legacy Mutual Mortgage	142140B01100CO
(NAME)	(NAME)	
7524 Old Harding Pike	3503 Paesanos Pkwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James Doucette and Marilyn St. John - Doucette, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kelsey B. Henderson, a single woman and Taran R. Magee, a single man, as tenants in common with rights of survivorship** , 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. 11 on the Plan of Final Plat of Phase 1, Section VIII, River Plantation of record in Plat Book 6900, Page (s) 475 and 476, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included but Excluding is the land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee for Right-of-Way Easement of record in Book 9304, Page 604, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Doucette and Marilyn St. John Doucette, husband and wife by deed dated December 13, 2017 from Marshall Todd Felts of record in Instrument No. 20171215-0127850, Register's Office for Davidson County, Tennessee. See Scrivener's Affidavit of record in Instrument No. 20180206-0012095, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7524 Old Harding Pike, Nashville, TN 37221
(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/our hands this 20th day of April, 2022.

James Doucette

Marilyn St. John - Doucette

State of Tennessee
County of Davidson

On this 20th day of April, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared James Doucette and Marilyn St. John - Doucette, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 20th day of April, 2022.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 22-Magee

