Box 14
35725-4

Karen Johnson Davidson County
Batch# 849004 DEEDWARR
05/02/2022 10:57:49 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20220502-0050588

WARRANTY DEED

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$285,000.00.**

Affiant

Subscribed and sworn to before me, this the 11th day of April, 2022.

Notary Public

My commission expires: 8/6/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Madelyn Gregath **John Darlington**	**"NEW OWNER"**	**018-16-0-062.00**
613 Ploughmans Bend Drive		
Franklin, TN 37064		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John Timothy Gregath and wife, Lawana Kay Gregath

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

Madelyn Gregath, an unmarried woman and John Darlington, an unmarried man, as joint tenants 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 1 on the Final Plat of Jones-Cantrell Subdivision of record in Instrument No. 20070423-0047800, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John Timothy Gregath and wife, Lawana Kay Gregath by Warranty Deed dated March 22, 2018, from Kenneth Hellie Jones of record in Instrument No. 20180327-0028482, said Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of John T. Gregath and Lawana Kay Gregath pursuant to a Specific Power of Attorney executed by them on the 11th day April, 2022, of record in Instrument No. 20220412-0042346, Register's Office for Davidson County, Tennessee.

John T. Gregath is the one and same person as John Timothy Gregath.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as shown in Instrument No. 20070423-0047800 said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property known as 307 Old Brick Church Pike, Goodlettsville, TN 37072.

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 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 hand(s) this 11th day of April, 2022.

John Timothy Gregath ATTORNEY IN FACT
By Andrew Wood, Attorney-in-Fact

Lawana Kay Gregath ATTORNEY IN FACT
By Andrew Wood, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Andrew Wood,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **John Timothy Gregath and Lawana Kay Gregath** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **John Timothy Gregath and Lawana Kay Gregath** for the purpose therein contained, by signing the name of **John Timothy Gregath and Lawana Kay Gregath** by himself as their Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **11th** day of **April, 2022.**

Notary Public

My Commission Expires: 8/6/2023

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON