Karen Johnson Davidson County
Batch# 850210 DEEDWARR
05/04/2022 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20220504-0051523

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

Y-CRE-22-6015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffrey A. Messenger	NEW OWNER	
(NAME)	(NAME)	
6015 Lickton Pike	6015 LICKTON PIKE	**017-00-0-301.00**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	GOODLETTSVILLE TN 37072	
(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 consideration, the receipt of which is hereby acknowledged, **JEFF MONSON AND ELAINE SINNER N/K/A ELAINE MONSON, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY A. MESSENGER, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 Plan of Jeff Monson and Elaine Sinner of record in Instrument No. 200006210061769, 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 in this conveyance is all of Grantors' rights and interest in an Easement for Ingress and Egress and Right of Way for Ingress, Egress and Utilities, being more particularly described in Book 7528, page 599, Register's Office for Davidson County, Tennessee, and in Book 9043, page 623, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeff Monson and Elaine Sinner, as joint tenants with right of survivorship by Warranty deed from Adelbert J. Perry and wife, Barbara J. Perry of record in Book 10628, page 975, Register's Office for Davidson County, Tennessee, dated September 29, 1997 and recorded on October 01, 1997.

Jeff Monson and Elaine Sinner having since married. Elaine Sinner is now known as Elaine Monson

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 200006210061769, Register's Office of Davidson County, Tennessee.
- Easement for Ingress, Egress and Regress of record in Book 9028, Page 933, corrected in Book 9043, Page 621, in the Register's Office for Davidson County, Tennessee.
- Access is limited to an Easement for Ingress and Egress and Right of Way for Ingress, Egress and Utilities, being more particularly described in Book 7528, page 599, Register's Office for Davidson County, Tennessee, and Maintenance Agreement in Book 9043, page 623, Register's Office for Davidson County, Tennessee.
- Right of Ingress and Egress to Family Cemetery.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6015 Lickton Pike, Goodlettsville, Tennessee 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 GRANTEE(S), their heirs and 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), 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 the 18th DAY OF APRIL, 2022.

Jeff Monson

Elaine Monson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 18th of April, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 18th of April, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 APRIL 18, 2022.

Date

Affiant Signature

4/27/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of April, 20____.

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)