THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $**410,000.00**

Subscribed and sworn to before me this 25th day of May, 2022.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23

Affiant

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Jacob Laurii Markwood Hannula, Malah Christine Hannula & Christopher John Morton **609 Westchester Drive** **Madison, Tennessee 37115**	**Same as new owner.**	**042-10-0-034.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **JERRY C. GILLIHAN AND CYNTHIA S. GILLIHAN, HUSBAND AND WIFE,** have this day bargained and sold, and do hereby transfer and convey unto the said **MALAH HANNULA AND JACOB LAURII MARKWOOD HANNULA, WIFE AND HUSBAND AND CHRISTOPHER JOHN MORTON, A MARRIED MAN,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Plan of Section II, Sherry Heights of record in Plat Book 2331, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jerry C. Gillihan and Cynthia S. Gillihan, husband and wife by Warranty deed from Marcia Wright and Cynthia Gillihan as devisees of Marlene Ruth Osment of record in Instrument No. 20151214-0125581 Register's Office for Davidson County, Tennessee, dated December 07, 2015 and recorded on December 14, 2015.

This property is known as 609 Westchester Drive, Madison, Tennessee, 37115.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized

Karen Johnson Davidson County
Batch# 864859 DEEDWARR
05/31/2022 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
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and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 25 day of May, 2022.

JERRY C. GILLIHAN

CYNTHIA S. GILLIHAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **JERRY C. GILLIHAN**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 25 day of May, 2022.

My Commission Expires: 12/03/2024

NOTARY PUBLIC

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **CYNTHIA S. GILLIHAN**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 25 day of May, 2022.

My Commission Expires: 12/03/2024

NOTARY PUBLIC

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

True Copy Certification

I, **Diane March,** 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 this the 25th day of May, 2022.

Affiant Signature
Date 05/25/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25th day of May, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

