Karen Johnson Davidson County
Batch# 872299 DEEDWARR
06/15/2022 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20220615-0068554

THIS INSTRUMENT PREPARED BY: FAITH TITLE AND ESCROW, INC. 2236 NEW HOPE RD. HENDERSONVILLE, TN 37075 FILE NO. 221724	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for the transfer is $395,000.00. Affiant Subscribed and sworn before me, this 8 day of June, 2022. Notary Public My Commission Expires: 4/12/25

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
ALEX MASSINGILL **KAREN WIXSON** **WILEY MASSINGILL** **308 HONEYHILL DR.** **NASHVILLE, TN 37217**	New Owner	Map/Parcel: 135-05-00/036.00

FOR AND IN CONSDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, **CATHERINE F. CURRAN, UNMARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ALEX MASSINGILL, A SINGLE PERSON, AND KAREN WIXSON AND WILEY MASSINGILL, WIFE AND HUSBAND, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 39 on the plan of a resubdivision of Lot Nos. 25 through 43, 55, 64, and 65, on the plan of Town Park Estates, as of record in Book 3300, Page 86, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

BEING the same property conveyed from Metropolitan Nashville Airport Authority to Catherine F. Curran by Warranty Deed dated the 30th day of April, 2008, of record in Instrument Number 20080513-0049265, Register's Office for Davidson County, Tennessee.

This is improved property known as 308 HONEYHILL DR., NASHVILLE, TN 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of June, 2022.

X _____
CATHERINE F. CURRAN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **CATHERINE F. CURRAN**, known to me or satisfactory proved to be the person(s) whose name(s) he/she/they subscribed to the within instrument and who acknowledge that he/she/they executed the same for the purposed therein contained.

Witness my hand, at office, this 8th day of June, 2022.

_____
Notary Public
My Commission Expires: 10/21/25

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Sherri Church, 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 6/9/22 (date of document).

Sherri Church
Affiant Signature

6/9/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

Andrew Suzore
State of Tennessee Notary Public
Davidson County