Karen Johnson Davidson County
Batch# 882718 DEEDWARR
07/01/2022 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,907.83
20220701-0076415

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20227285

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I/We hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$785,900.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

X _____ 6/30/22
Affiant

Sworn to and subscribed before me this 30th day of June, 2022.

_____
Notary Public
My Commission Expires: 8/21/23

LORI BLUE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

THIS INDENTURE, made this 30th day of June, 2022, among:

JENNIFER D. ELDRIDGE AND JAYSEN A. ELDRIDGE, WIFE AND HUSBAND

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ALEXANDRA E. GAUGHAN AND ANDREW T. KIDD, WIFE AND HUSBAND
of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Final Plat Burkitt Place, Phase 1B, Section 1 of record in Plat at Instrument No. 20061109-0139669, 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 Jennifer D. Eldridge and Jaysen A. Eldridge, wife and husband by Warranty deed from David W. Campbell and wife, Karen M. Keel Campbell of record in Instrument No. 20141226-0117909 Register's Office for Davidson County, Tennessee, dated December 22, 2014 and recorded on December 26, 2014.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Jennifer D. Eldridge

Jaysen A. Eldridge

State of Tennessee
County of Williamson

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

Witness my hand and official seal this 30th day of June, 2022.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: Alexandra E. Gaughan
Address: 8933 Macauley Ln
City, State, Zip: Nolensville, TN 37135

Responsible Party For Taxes:

Name: Alexandra E. Gaughan
Address: 8933 Macauley Ln.
City, State, Zip: Nolensville, TN 37135

Tax ID: 186-04-0A-096.00-CO

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman do hereby make oath that I am a licensed attorney and/or 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 6/30/2022.

Jennifer A Hoffman
Affiant
Date: 6/30/2022

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 30th day of June, 2022.

Allison M. Noble
Notary Public

My Commission Expires: _____

