Karen Johnson Davidson County
Batch# 883561 DEEDWARR
07/05/2022 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,824.10
20220705-0076994

WARRANTY DEED

HEATHER LEE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES FEBRUARY 22, 2025

State of Tennessee
County of ~~Montgomery~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$493,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~8th~~ 30th day of ~~July~~ June, 2022

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 2-22-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stafford Land Title, LLC, 2687 Townsend Ct., Suite C, Clarksville, TN 37043

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samantha J. Olson	Samantha J. Olson	42-3-96.00
(NAME)	(NAME)	
810 N. Graycroft Ave.	810 N. Graycroft Ave.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Reagan Emily Thomas and Lindsay Ellen Preston, spouses married to each other,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Samantha J. Olson, Unmarried woman,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 6, on the Plan of Castle Grove, Section 1, of record in Book 2900, Page 60, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Graycroft Avenue, the common front corner of Lots Nos. 6 & 7; thence eastwardly along the line between said Lots Nos, 6 & 7, 177 feet to a concrete monument, the common corner of Lots Nos. 6, 7 & 8; thence southeastwardly along the line between lots Nos. 6 & 8, 171.6 feet to a concrete monument in the line between Lots Nos. 6 & 8; thence South 59° 17' West 118.99 feet to a concrete monument, the common rear corner of Lot No. 5; thence westwardly along the line between lots Nos. 6 & 5, 208.3 feet to a point in the easterly margin of Graycroft Ave., thence northwardly with the easterly margin of the same 167.5 feet to the beginning.

Being the same property conveyed to Reagan Emily Thomas and Lindsay Ellen Preston, spouses married to each other from Wade H. Bobbitt and wife, Venita A. Bobbitt by Warranty Deed dated the 8th day of February, 2019 of record in Instrument No. 20190213-0013482, recorded the 13th day of February, 2019, in the Register's Office for Davidson County, Tennessee.

The real estate being conveyed is subject to all terms, matters and conditions as shown on the aforementioned plat of record in Plat Book 2900, Page 60, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 810 N. Graycroft Ave., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hands this ~~8th~~ 30th TS June day of ~~July~~, 2022.

Reagan Emily Thomas

Lindsay Ellen Preston

State of Tennessee
County of Montgomery

Personally appeared before me Reagan Emily Thomas and Lindsay Ellen Preston, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this ~~8th~~ 30th TS June day of ~~July~~, 2022.

Notary Public Trudy Stafford
My Commission Expires: 4/21/23

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File No.: 0342022

Return To:
Allegiance Title of TN, LLC
278 Doug Warpoole Rd, Ste 218
Smyrna, TN 37167
File No. 22004453

Tennessee Certification of Electronic Document

I, Nikki McKinney, 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 6-30-22 (date of document).

nmckinney
Affiant Signature

7-1-22
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 1ST day of July, 2022.

Heather Lee
Notary's Signature

MY COMMISSION EXPIRES: 2-22-25

NOTARY'S SEAL

