Karen Johnson Davidson County
Batch# 898542 DEEDWARR
08/03/2022 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20220803-0088616

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

Record and Return To:
Watauga Title & Escrow Co. LLC
230 Glenis Dr. #304
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$295,000.00**

Subscribed and sworn to before me this 3rd day of August, 2022.

Notary Public **Affiant**
My Commission Expires: 3/3/2026

WILLIAM D DUKE JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 3, 2026

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Engauge Properties LLC, William Carver, Jr. and Daysha Carver **427 Westwood Drive** **Smyrna, TN 37167**	**New Owner**	**018-12-0-031.00**

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 **ZACHARY J. DONOVAN AND EMILY B. DONOVAN, HUSBAND AND WIFE,** have this day bargained and sold, and do hereby transfer and convey unto the said **ENGAUGE PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND WILLIAM CARVER, JR. AND WIFE, DAYSHA CARVER,** 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. 26 on the "Revision of Lots 25-28 on the Plan of Mansker Heights", Goodlettsville, Tennessee, as shown on plat of record in Book 2854, Page 138 (which voided and vacated subject lot as previously shown on plat of record in Book 2900, Page 10), Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Zachary J. Donovan and Emily B. Donovan, husband and wife by Warranty deed from Michael C. Dickens and wife, Shearon M. Dickens of record in Instrument No. 20190626-0061888 Register's Office for Davidson County, Tennessee, dated June 20, 2019 and recorded on June 26, 2019.

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 Grantee, her successors, heirs and assigns forever I covenant that I am lawfully seized 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 Grantee, her 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 1st day of August, 2022.

ZACHARY J. DONOVAN

EMILY B. DONOVAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William D Duke Jr, a Notary Public in and for said County and State, **ZACHARY J. DONOVAN**, 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 1st day of August, 2022.

My Commission Expires: 3/3/2026

NOTARY PUBLIC

WILLIAM D DUKE JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William D. Duke Jr, a Notary Public in and for said County and State, **EMILY B. DONOVAN**, 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 1st day of August, 2022.

My Commission Expires: 3/3/2026

NOTARY PUBLIC

WILLIAM D DUKE JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 3, 2026

Electronic Document Certification

I, **Lisa D. Turner**, 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 August 1, 2022.

Lisa D. Turner

Lisa D. Turner

Date: 8-3-2022

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 3rd day of August, 2022.

Dawn Adcock

NOTARY PUBLIC

DAWN ADCOCK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 2/22/25

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Lisa D. Turner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 3rd day of August, 2022.

Dawn Adcock

NOTARY PUBLIC

My commission expires: 2/22/25

DAWN ADCOCK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY