


Karen Johnson Davidson County
Batch# 902804 DEEDWARR
08/12/2022 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.13
20220812-0091713

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $364,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10th day of August, 2022.

NOTARY PUBLIC

My commission expires: 10/16/2024

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Erin Lorraine Akery and Jonathan Raymond Gugala | New Owner | 052-08-0-041.00 |
| (NAME) | (NAME) | |
| 1201 Blackfoot Court | | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | | |

# Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Gania Reshea Jones,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Erin Lorraine Akery and Jonathan Raymond Gugala, wife and husband**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 55, as shown on the map entitled Section 2, Sequoia Valley (formerly Madison Farms), of record in Book 3700, page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLIAM DONNELL HARPER AND WIFE, JACQUELINE W. HARPER, by deed from GARY W. MILLSAP AND WIFE, PEGGT M. MILLSAPS, of record in Book 5564, page 273, dated February 6, 1980, said Register's Office.

JACQUELINE W. HARPER died on or about April 9, 2021, leaving WILLIAM DONNELL HARPER as the surviving tenant by the entirety.

WILLIAM DONNELL HARPER died intestate on or about December 9, 2021, leaving GANIA RESHEA JONES as his only Heir-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. 202208120091712 said Register's Office.

This property is __unimproved _X_improved property known as: 1201 Blackfoot Court, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 10th day of August, 2022.

Gania Reshea Jones

Gania Reshea Jones

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gania Reshea Jones, the herein bargainor, 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 the 10th day of August, 2022.

Notary Public
My Commission Expires:

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

# Certificate of Authenticity

I, Joshua A. Terry, 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 8/10/2022.

Affiant Signature

8/11/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/11/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON