aren Johnson Davidson County
Batch# 912657 DEEDWARR
09/06/2022 10:06:34 AM 2 pgs
Fees: $13.00 Taxes: $2,664.00
20220906-0099691

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2022.

Notary Public
MY COMMISSION EXPIRES: 10.24.2023
File No. G22-16932

April G. Nichols State of Tennessee Notary Public Williamson County

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tarryn Feldman 1525 Neelys Bend Rd Madison, TN 37115	New Owner	063-05-0-006

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **John D. Carlton, II and wife, Melissa L. Carlton**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tarryn Feldman**, an 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:

Tract 1: Land in Davidson County, Tennessee, being all of Lot No. 5 and 6, on the plan of Dillard Acres, of record in Plat Book 6200, Page 578, said Register's Office, reference to which is hereby made for a more complete description.

Tract 2: Land in Davidson County, Tennessee, being all of Lot No. 1 on the plan of Dillard Acres, Section Two, of record in Plat Book 6050, Page 376, said Register's Office, reference to which is hereby made for a more. complete description.

Being the same property conveyed to John D. Carlton, II and wife, Melissa L. Carlton by Deed dated July 20, 2012, recorded August 3, 2012, in Instrument Number 20120803-0069186, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1525 Neelys Bend Road, Madison, TN 37115.

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. 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 my/our hand(s) this 31 Aug, 2022.

John D. Carlton, II

Melissa L. Carlton

STATE OF Tennessee
COUNTY OF Bedford

On this 31 Aug 2022, before me personally appeared John D. Carlton, II and Melissa L. Carlton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31, Aug, 2022.

Monica Barnes
Notary Signature
My commission expires:
9/21/2025

MONICA BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066