Karen Johnson Davidson County
Batch# 913794 DEEDWARR
09/07/2022 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20220907-0100473



STATE OF TN }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2nd DAY OF September, 2022.

NOTARY PUBLIC
My Commission expires: _____

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 22080005

Address of New Owner
Jonathan Parker Millsap and
Megan Leigh Morgan
207 Freda Villa
Madison, TN 37115

Send Tax Bills To:
Same

Tax Information:
051-07-0-088.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Kristen E. Herd, married,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jonathan Parker Millsap and Megan Leigh Morgan, husband and wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Oakland Acres, Section VII, of record in Plat Book 2663, Page 108, 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 Kristen E. Herd, a single female, by Warranty Deed from Margaret Davenport, unmarried, dated 05/20/2015 and recorded on 05/26/2015 in Instrument No. 20150526-0047878, Register's Office for Davidson County, Tennessee.

This is property generally located:
207 Freda Villa, Madison, TN 37115

SUBJECT TO THE FOLLOWING:

1. 2022 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 2663, Page 108, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Sanitary Sewer Easement of record in Book 4122, Page 383, said Register's Office.
4. Easement(s) of record in Instrument No. 20120228-0017172, said Register's Office.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

Kovan Waysi Abubakir joins in the execution of this deed to evidence his consent to the actions and conveyance by the Grantor(s) herein. Further, he does hereby convey unto Grantee(s) all right, title and interest that he may have in the above-described property as a result of being the spouse of **Kristen E. Herd**, however, does not join in the warranties made herein by the Grantor(s).

IN WITNESS WHEREOF, **Kristen E. Herd and Kovan Waysi Abubakir** has/have caused this instrument to be executed, this the 2 day of Sept, 2022

Kristen E. Herd

Kovan Waysi Abubakir

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Kristen E. Herd and Kovan Waysi Abubakir,** 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.

This the 2 day of Sept, 2022.

My commission Expires: 7/25/26

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
LEWIS BROWER MCCOY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **September 2, 2022**.

Affiant Signature

September 2, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

2nd day of **September**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

