Karen Johnson Davidson County
Batch# 915891 DEEDWARR
09/13/2022 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20220913-0102137

GRANTEE

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **750,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **09/06/2022** Notary Public MY COMMISSION EXPIRES: 7-7-2025 (AFFIX SEAL)

ANNA BATES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #22-4514

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Lee Maffett and Alexandra Maffett	New owner	**171-04-0A-024.00**
(NAME) **5240 Almadale Circle**	(NAME)	
(ADDRESS) **Brentwood, TN, 37027**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Suzanne Tankersley,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Lee Maffett and Alexandra Maffett, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 24 on the plan of Brownstone, Section 1, of record in Plat Book 9700, Pages 496 and 497, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Gordon Brian Tankersley and Suzanne Tankersley, as husband and wife, Joint Tenants with Right of Survivorship by Deed dated May 12, 2016 from Trevor A. McNevan and Erin B. McNevan, Trustees of the McNevan Revocable Living Trust, dated September 26, 2014, recorded May 13, 2016, in Instrument Number 20160513-0047984, in the Register's Office of Davidson County, Tennessee.
**Gordon Brian Tankersley having died on February 5, 2021

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **5240 Almadale Circle, Brentwood, TN 37027**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **6th** day of **September, 2022**.

Suzanne Tankersley

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Suzanne Tankersley**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **6th** day of **September, 2022**.

NOTARY PUBLIC

My Commission Expires: 1/28/26

Tennessee Certification of Electronic Document

I, Ruth 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 9/6/2022 (date of document).

Affiant Signature

9/13/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 of Sept., 2022.

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24