Karen Johnson Davidson County
Batch# 918097 DEEDWARR
09/16/2022 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20220916-0103733

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lori A. Lawther 306 Hadley Ave. Old Hickory, TN 37138	same as new owner	044110-071.00

THIS INDENTURE, made this 15th day of September, 2022 between

George Christ Margias and Kara Ann Lett Margias, husband and wife

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Lori A. Lawther

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 169 on the Plan of Section "A", Village of Old Hickory of record in Plat Book 1424, Page 68, in the 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 George Christ Margias and Kara Ann Lett Margias, husband and wife by Warranty Deed dated 5/27/2016 from Property Help, LLC, a Tennessee limited liability company of record in Instrument No. 20160531-0054326, and corrected by Scrivener's Affidavit of record in Instrument No. 20160811-0083560, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 306 Hadley Ave., Old Hickory, TN 37138.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2022 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and

that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

George Christ Margias
George Christ Margias

Kara Ann Lett Margias
Kara Ann Lett Margias

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, George Christ Margias and Kara Ann Lett Margias, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 15th day of September, 2022.

Melissa Heavener
Notary Public
My Commission Exp: 7-3-23

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $285,000.00.

George Christ Margias
Affiant

Sworn to and subscribed before me, this 15th day of September, 2022.

Melissa Heavener
Notary Public
My Commission Exp: 7-3-23

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

Tennessee Certification of Electronic Document

I, Caleb Waters, 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 9/15/22 (date of document).

Caleb Waters
Affiant Signature

9/16/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of September, 2022.

Laura Desmond
Notary's Signature

MY COMMISSION EXPIRES: 5/20/25

NOTARY'S SEAL

