WARRANTY DEED

Karen Johnson Davidson County
Batch# 927397 DEEDWARR
10/11/2022 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,420.80
20221011-0111247

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF Oct., 2022

Notary Public

MY COMMISSION EXPIRES: 4-13-25

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

MST 2022-1405

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allison Stinson Magnuson and Robert Jacob Magnuson, husband and wife	InterLinc Mortgage Services, LLC	162-03-0-292.00
(NAME)	(NAME)	
525 Tuscarora Drive	5875 N. Sam Houston Pkwy West, Suite 300	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Houston, TX 77086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Clinton Holcomb, a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allison Stinson Magnuson and Robert Jacob Magnuson, wife and husband,** 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:

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Haywood Hills, Section Three of record in Plat Book 4460, Page (s) 164 and 165, 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 James V. Schwarz and wife, Barbara A. Schwarz by Cash deed from Jack Kemp, Secretary of Housing and Urban Development of Washington, D.C, of record in Book 8506, page 391, Register's Office for Davidson County, Tennessee, dated December 10, 1991 and recorded on December 11, 1991.

Being the same property conveyed to James V. Schwarz by Quitclaim deed from Barbara A. Schwarz of record in Instrument No. 20100831-0069017 Register's Office for Davidson County, Tennessee, dated August 25, 2010 and recorded on August 31, 2010.

Being the same property conveyed to Brandon Adams, Trustee of The 525 Tuscarora Dr Trust by Warranty deed from James V. Schwarz of record in Instrument No. 20211124-0156497 Register's Office for Davidson County, Tennessee, dated November 18, 2021 and recorded on November 24, 2021.

Being the same property conveyed to Clinton Holcomb, a single man by Warranty deed from Brandon Adams, Trustee of The 525 Tuscarora Dr Trust of record in Instrument No. 20220208-0014391 Register's Office for Davidson County, Tennessee, dated January 25, 2022 and recorded on February 08, 2022.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien now due and payable. Subject to all matters shown on the Plan of record in Plat Book 4460, Page 164 and 165, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 4691, Page 670, in the Register's Office for Davidson County, Tennessee.

This property, known as 525 Tuscarora Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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. 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.

Witness my/our hand(s) this 4 DAY OF OCTOBER, 2022.

Clinton Holcomb

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Clinton Holcomb, a single man, 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 at office, this 4 day of October, 2022.

Notary Public

My commission expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

(SEAL)

True Copy Certification

I, Yvette Meldrum, 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 October 6, 2022.

Signature
October 6, 2022
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this October 6, 2022

Notary's Signature

My Commission Expires: 4-13-25

