Karen Johnson Davidson County
Batch# 932472 DEEDWARR
10/21/2022 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,145.63
20221021-0114832

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $579,900.00.

AFFIANT

Subscribed and sworn to before me this the 12th day of October, 2022.

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 22-1123 *(AFFIX SEAL)*

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Carter Roberts and Kelsey Ann Daly	Broker Solutions dba New American Funding	
(NAME) 996 Todd Preis Dr	(NAME) 15851 N Dallas Parkway	098-06-0A-005.00-CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Addison TX 75221	
(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, I, **Steven W. Illgen and Teresa L. Illgen, joint tenants**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Carter Roberts and Kelsey Ann Daly, as joint tenants with right of survivorship**, 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. 5 on the Plan of Final Plat, Phase 1, Section A, Bridgewater of record in Plat at Instrument No. 20051104-0133897, as corrected by Surveyor' s Certificate of Correction of record in Instrument No. 20060608-0067981, 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 Steven W. Illgen and Teresa L. Illgen, joint tenants by Warranty deed from Richard E. Clark and Paula J. McDonnell, husband and wife of record in Instrument No. 20160909-0095203 Register's Office for Davidson County, Tennessee, dated July 25, 2016 and recorded on September 09, 2016.

DESIGNATED as Tax ID: 098-06-0A-005.00-CO

This is
unimproved ☐
improved ☒ property known as 5174 John Hagar Rd, Hermitage, TN 37076

(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 hand this the 12th day of October, 2022.

Steven W. Illgen

Teresa L. Illgen

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Steven W. Illgen and Teresa L. Illgen, joint tenants**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 12th day of October, 2022.

Notary Public

My Commission Expires:
3/25/2023

KRISTI MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 21, 2022 (date of document).

Affiant Signature

October 21, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 21st day of October, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023