WARRANTY DEED

Karen Johnson Davidson County
Batch# 944634 DEEDWARR
11/23/2022 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20221123-0124101

STATE OF TENNESSEE
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/15/26 (AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Keasha R. Ladd	New Owner	Map & Parcel 052 080 176.00
(NAME)	(NAME)	
1511 Meadow Bend Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Bryan Ayers, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Keasha R. Ladd, an unmarried woman, 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:

BEING Lot No. 3-B, Zone Lot Division, Lots 3, 4, 7, 8, 19, 24, 25, and 26, Section 2 on the Plan of Meadow Bend, of record in Book 6250, Page 278, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Bryan Ayers by deed from Michael Varnell and wife, Reba C. Varnell of record in Instrument 20220927-0106884 and as corrected in Instrument No. 20221117-0122357, Register's Office, Davidson County, Tennessee.

The subject property is/was not the marital residence of the grantor.

This conveyance is subject to restrictions of record in Book 6180, Page 250, said Register's Office.

Subject to any and all matters and notes on plat of record in Book 6250, Page 278, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1511 Meadow Bend Drive, Madison, TN 37115
(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 22nd day of November, 2022.

Bryan Ayers
Bryan Ayers

STATE OF TENNESSEE

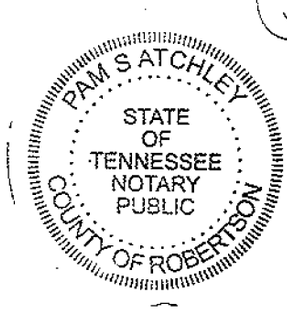
COUNTY OF Cheatham

On this 22nd day of November, 2022, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bryan Ayers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
5 20 25

Notary Public,



Certificate of Authenticity

I, Joshua A. Terry, 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 11/22/22.

Affiant Signature

11/23/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/23/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON