Karen Johnson Davidson County
Batch# 948144 DEEDWARR
12/06/2022 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20221206-0127035

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF Warren

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1139 NW Broad St. Suite 101
Murfreesboro, TN 37129

Doreen D. McCloud
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:
2-13-25
(AFFIX SEAL)

STAFONIA LATRESE BRYANT NOTARY PUBLIC STATE AT LARGE KENTUCKY COMM EXPIRES 02/13/2025 NOTARY ID # KYNP21108

13-NSH22-05179

Address of New Owner:	Send Tax Bills to:	Tax Information:
Courtney Gearlds and Deontae Battle 1773 Merritt Street Old Hickory, TN 37138	New owner	053-06-0A-195.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Doreen Diette McCloud an un married woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Courtney Gearlds and Deontae Battle, a married couple,** hereinafter called the Grantees, their successors 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. 195 on the Plan of Phase 2, Waterford Subdivision of record in Plat Book 7900, Page(s) 412 and 413, 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 Doreen Diette McCloud by Warranty Deed from Katie C. Nelson, married, of record in Instrument No. 20070814-0097007, Register's Office for Davidson County, Tennessee, dated August 13, 2007 and recorded on August 14, 2007. (Value of consideration shown in aforementioned deed $128,500.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **1773 Merritt Street, Old Hickory, TN 37138**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 1st day of December, 2022

Doreen Diette McCloud
Doreen Diette McCloud



STATE OF KENTUCKY

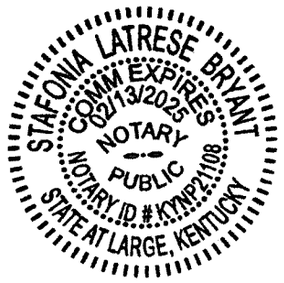
COUNTY OF Warren

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Doreen Diette McCloud, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Warren, Bowling Green (CITY), Kentucky, this 1st day of December, 2022

Stafonia LaTrese Bryant
Notary Public

My Commission Expires: 2-13-25



Certificate of Authenticity

I, Kimberly Hollingshead, 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 December 01, 2022

Kimberly Hollingshead, Esq.

12/01/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 01st day of December, 2022.

Notary Signature

My Commission Expires 9/30/24

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON