WARRANTY DEED

Karen Johnson Davidson County
Batch# 949561 DEEDWARR
12/08/2022 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20221208-0127976

JM-KW-22-740

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Megan Fowler	**NEW OWNER**	
(NAME)	(NAME)	**034-14-0A-029.00-CO**
740 Maylene Dr	740 Maylene Dr.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **COLIN GILMORE, UNMARRIED AND SHERRY GILMORE JOHNSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEGAN FOWLER, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 29 on the Plan of Final Cluster Plat of Cumberland Bend of record in Plat at Instrument No. 20091231-0118971, 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 Colin Gilmore and Sherry Gilmore Johnson, tenants in common as joint tenants with right of survivorship, by Warranty Deed from M. R. Stokes, married, of record in Instrument No. 20180524-0049840, Register's Office for Davidson County, Tennessee, dated May 18, 2017 and recorded on May 24, 2017.

The subject property was not the marital residence of the grantors.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record as Instrument Number 20091231-0118971, Register's Office of Davidson County, Tennessee.
- Plan of record in Plat Book 332, Page 51, Book 421, Page 42, Book 421, Page 74, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20080507-0047106, as amended in Instrument No. 20100331-0024184, Register's Office for Davidson County, Tennessee.
- First Amendment and Termination Agreement of record in Instrument No. 20110919-0072369, in the Register's Office for Davidson County, Tennessee.
- Cumberland Bend Homeowners Association Open Space Deed of record in Instrument No. 20130422-0039938, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easements of record in Instrument No. 20060727-0090943, in the Register's Office for Davidson County, Tennessee.
- Easement to Nashville Electric Services of record in Book 8825, Page 546, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement to Metro of record in Instrument Number 20060531-0063526 and Instrument No. 20070323-0035160, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 4854, Page 658, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **740 Maylene Dr, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 29th DAY OF NOVEMBER, 2022.

Colin Gilmore by Sydney Klett as Attorney-in-fact
Colin Gilmore
by Sydney Klett as Attorney-in-fact

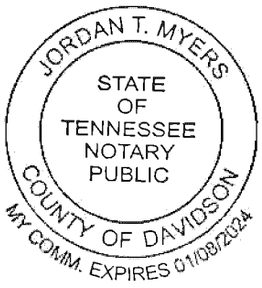
Sherry Gilmore Johnson by Sydney Klett as Attorney-in-fact
Sherry Gilmore Johnson
by Sydney Klett as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sydney Klett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of COLIN GILMORE AND SHERRY GILMORE JOHNSON, and who acknowledged he/she/they executed the same as the free act and deed of the said COLIN GILMORE AND SHERRY GILMORE JOHNSON.

Witness my hand and official seal, this the 29th of November, 2022.

Jordan T. Myers
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Emily Manno, 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 11/29/22.

Date

Emily Manno

Affiant Signature

11/29/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of November, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

