Karen Johnson Davidson County
Batch# 949562 DEEDWARR
12/08/2022 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,076.70
20221208-0127978

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2022.

Notary Public
MY COMMISSION EXPIRES: 11-7-24
File No. G22-17491

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sylvia Parham (NAME)	New Owner (NAME)	043-14-0-111.00
248 Hillcrest Drive (STREET ADDRESS)	(STREET ADDRESS)	
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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Harlin W. Wheeler, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sylvia Parham**, Single 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:

LAND in Davidson County, Tennessee, being the northerly part of Lot No. 9, Block "G" on the revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, Register's Office for said County, and a part of the northerly part of Lot No. 26 on the unrecorded map of Rainbow Terrace Subdivision Section Two, and described as follows:

Beginning at a point in the easterly margin of Lanier Drive as shown on the said Plan of record in Book 1130, Page 85, said Register's Office, at the north west corner of said Lot 9 of Block "G" said point being at a concrete monument; thence southwesterly with the margin of Lanier Drive, 12.4 feet to a point at the north west corner of Lot 9, conveyed to W. W. Harbinson by deed of record in Book 1907, Page 571, said Register's Office; thence with Harbinson's line, southeasterly 171.8 feet to a point, Harbinson's corner, in the common line between Lots 9 and 26; thence easterly 300 feet, more or less, to the westerly margin of Hillcrest Drive, at a point 104.4 feet north of the common corner of Lots 25 and 26 on said unrecorded plan; thence northerly along the westerly margin of Hillcrest Drive 100 feet to a point at the north east corner of said Lot 26; thence along the north line of Lot 26 on said unrecorded plan and along the north line of Lot 9 of Block "G" on said recorded plan westerly 467 feet to the beginning.

BEING the same property conveyed to Harlin W. Wheeler, unmarried, by Warranty Deed from Malissa Ann Campbell, married, Jeffrey Bryant Wheeler, unmarried, and Christopher Todd Wheeler, married, dated 5/11/2021

and recorded 6/4/2021 in Instrument No. 20210604-0075419, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 248 Hillcrest Drive, Madison, TN 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 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. Whenever 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 5th day of December, 2022.

Harlin W. Wheeler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of December, 2022, before me personally appeared Harlin W. Wheeler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of December, 2022.

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-19-2025

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/5/2022 (date of document).

Jennifer Russell
Affiant Signature

12/8/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 8th day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

