Karen Johnson Davidson County
Batch# 954290 DEEDWARR
12/21/2022 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20221221-0131890

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-24-26
(AFFIX SEAL)

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
3-24-26

THIS INSTRUMENT WAS PREPARED BY
Kathryn Cassidy, Ark Title Group, LLC, 361 Mallory Station, Suite 108, Franklin, TN 37067

File No.: TN-22-14960

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP-PARCEL NO.(S)
John Joseph Mackle and Nicole Mackle, husband and wife	John Joseph Mackle and Nicole Mackle, husband and wife	
(NAME) 515 Griffin Circle	(NAME) 515 Griffin Circle	064-16-0E-038.00-CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seventy-Five Thousand And No/100 Dollars ($375,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROBERT ERNEST TEAGUE, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN JOSEPH MACKLE AND NICOLE MACKLE, HUSBAND AND WIFE**, 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 all of Unit 38, in Building 10, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Inst No. 20061025-0132473 and Amended in Inst No. 20061106-0137656 and in Instrument No. 20071105-0130490, Register's Office for said County, to which Plan reference is hereby made for a more complete description

Being the same property conveyed to Robert Ernest Teague, an unmarried man, by Warranty Deed from Zachary Izzard and Cherissa Izzard, husband and wife, of record in Instrument No. 20190724-0072669, Register's Office for Davidson County, Tennessee, dated July 24, 2019 and recorded on July 24, 2019.

unimproved ☐
This is improved ☒ property, known as 515 Griffin Circle, Hermitage, TN 37076
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Robert Ernest Teague, an unmarried man this 14 day of December, 2022.

Robert Ernest Teague

STATE OF TENNESSEE

COUNTY OF Williamson

I, Danielle Chandler, a Notary Public for the County of and State of shown above, do hereby certify that Robert Ernest Teague, an unmarried man personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14th day of December, 2022.

Notary Public

My Commission Expires:

(SEAL)

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
3.24.26

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, PENNY Y. RAY, 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 this 21st day of December, 2022.

Penny Y. Ray | Escrow Assistant

December 21, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, DANIELLE CHANDLER, a Notary Public for this county and state, PENNY Y. RAY, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 21st day of December 2022.

Notary Public
My commission expires on: 3-24-2026

(Seal) DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
March. 24th 2026