WARRANTY DEED

Karen Johnson Davidson County
Batch# 959416 DEEDWARR
01/09/2023 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230109-0001855

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF January, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WESLEY D. TURNER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires MAY 9 2026

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DY Construction Inc	New Owner	
(NAME)	(NAME)	091 05 0 073.00
P.O. Box 1283		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37011		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, JOHN L. MADDEN, MARRIED AND JUANITA MADDEN, UNMARRIED AND JOHN MADDEN, JR, UNMARRIED., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DY CONSTRUCTION INC., **A TENNESSEE CORPORATION,** 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 Lot 14, as shown on the map entitled Mosswood Subdivision, Section II of record in Plat Book 2900, Page 123, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to John L. Madden and wife, Sandra K. Madden by Deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 8062, Page 870, dated March 9, 1990, in said Register's office.

Pursuant to the Final Decree of Divorce in The Third Circuit Court for Davidson County, Tennessee in Nashville, Docket No. 16D451. John L. Madden V. Sandra K. Madden, said property was vested in John L. Madden and Sandra K. Madden, as Tenants in common. Sandra K. Madden died intestate on October 21, 2021, leaving her children Juanita Madden, Amelia Madden and John Madden, Jr. her interest in said property. For further reference see Heirship Affidavit of Record in Instrument No. 20230104-0000495 and 20230104-0000496. Amelia Madden having since died on November 7, 2022, leaving her interest in said property to John L. Madden. For further reference see Heirship Affidavit of Record in Instrument No. 20230103-0000056 and 20230103-0000057, in said Register's office.

This is not the marital residence for the Grantors.

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

This is unimproved _ improved x property, known as 627 Waco Drive, Nashville, TN 37209
(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 9th day of January, 2023

JOHN L. MADDEN

JUANITA MADDEN

JOHN MADDEN, JR.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John L. Madden, Juanita Madden, and John Madden, Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of January, 2023.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Commission expires:

Notary Public

True Copy Certification

I, Wesley D. Turner, 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 January 9, 2023.

Affiant Signature

Date: January 9, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 9th day of January, 2023.

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

