Karen Johnson Davidson County
Batch# 963187 DEEDWARR
01/20/2023 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,505.90
20230120-0004839

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,000.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/20/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Madeline Vallahares, a married woman	madeline Vallahares (NAME)	
805 Benton Ct (ADDRESS)	805 Benton Ct. (ADDRESS)	007-15-0-051.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Betty L. Unkel, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Madeline Vallahares, a married woman, hereinafter called the Grantees, their heirs 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. 122 on the Plan of Section Five, Grizzard Manor of record in Plat Book 4675, Page (s) 163 and 164 and amended in Book 4883, Page 280, 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 Betty L. Unkel, unmarried, by Warranty Deed from Jeffrey W. Perry and wife, Terri S. Perry of record in Instrument No. 20011210-0135436, Register's Office for Davidson County, Tennessee, dated November 26, 2001 and recorded on December 10, 2001.

Betty L. Unkel is one and the same person as Betty Unkel.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 805 Benton Ct, Goodlettsville, TN 37072
(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/our hand(s) this 20th day of January, 2023.

WARRANTY DEED
(Continued)

Betty L. Unkel

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Betty L. Unkel, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of January, 2023.

Notary Public

My Commission Expires: 7/6/2026

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Caleb Waters; 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 1/20/2023 (date of document).

Affiant Signature

1/20/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

