WARRANTY DEED

Karen Johnson Davidson County
Batch# 983574 **DEEDWARR**
03/23/2023 09:58:40 AM 2 pgs
Fees: $13.00 Taxes: $858.40

20230323-0021029

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-22-2025

(AFFIX SEAL)

TAHIRA J PYSZKA NOTARY PUBLIC TENNESSEE COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lauren Marie Andrus	Fairway Mortgage	034 05 0A 053.00
(NAME)	(NAME)	
548 Thomas Jefferson Circle	109 International Dr.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin TN 37067	
(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 considerations, the receipt of which is hereby acknowledged, I **George W. Henry, a married man, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these** presents do transfer and convey unto **Lauren Marie Andrus, a single woman,** hereinafter called the GRANTEE(S), her 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 Unit No. 53, (Erroneously stated as Unit No. 58 by instruments of record by instrument No. 20051020-0126740 and instrument No. 20011108-0122780), on the Plan of Monticello Manor, a Planned Unit Development, of record in Book 6250, Page 551, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description thereof of said Unit.

Being the same property conveyed to George W. Henry, an unmarried man by Warranty Deed from Anthony V. Grayson, a married man, dated 03/16/2006, of record in Instrument 20060322-0032777, Register's Office for Davidson County, Tennessee.

The said George W. Henry has since married, however, this property is not a marital residence and as such is not subject to any homestead, dower or other marital interest.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 548 Thomas Jefferson Circle, Madison, TN 37115
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 17th day of March, 2023.

George W. Henry

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George W. Henry, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of March, 2023.

Notary Public:
My Commission Expires: 6/19/23

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075