RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-14167-2023

WARRANTY DEED

Karen Johnson Davidson County
Batch# 997423 DEEDWARR
04/28/2023 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20230428-0031513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of April, 2023

NOTARY PUBLIC

My commission expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alex Michael 1715 Welcome Ln Nashville TN 37216	Same address as new owner	073-13-0-177

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($550,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MASON WORTHINGTON, A MARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ALEX MICHAEL AND KATHERINE MICHAEL, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Section Two, Henderson Gardens, of record in Book 2900, page 101, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mason Worthington, an unmarried man, from Charles R. Skillion, joined by his wife, Thelma Skillion, by Warranty Deed dated March 8, 2013 and recorded March 13, 2013 in Instrument #20130313-0024939, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved __X__ improved property, known as: 1715 Welcome Lane, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 25th day of April, 2023

GRANTOR(S)

Mason Worthington

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Mason Worthington, a married man, 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 seal, this the 25th day of April, 2023.

SHANTAE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

Notary Public

Shantae Taylor
Printed Notary Name

My commission expires: 10/28/2024

Certificate of Authenticity

I, Joshua A. Terry, 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 4/25/2023.

Affiant Signature

4/27/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/27/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON