RECORD AND RETURN TO:
WilsonBerry Title & Escrow
2231 N. Mt. Juliet Rd., Suite 203
Mt. Juliet, TN 37122
File No.: QWB-14147-2023

JOHN GRIFFIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

WARRANTY DEED

Karen Johnson Davidson County
Batch# 999773 DEEDWARR
05/05/2023 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,343.10
20230505-0033440

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2023

NOTARY PUBLIC

My commission expires: March 7th, 2026

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title & Escrow 2231 N. Mt. Juliet Rd., Suite 203 Mt. Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Wylie 809 Stoner Mill Lane, Hermitage, TN 37076	Same address as new owner	076-05-0-136

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SIXTY THREE THOUSAND AND 00/100 Dollars ($363,000.00) 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. **HALEY MCAFFREY AND JANTSON MCAFFREY, WIFE AND HUSBAND** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ASHLEY WYLIE, SINGLE WOMAN**, 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. 4 on the Plan of Stoner Mill, Section I, as of record in Plat Book 6900, Pages 824 and 825, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Haley McAffrey and Jantson McAffrey, wife and husband from Bradford York and wife, Jenn York, by Warranty Deed dated 04/10/2017 and recorded 04/13/2017 in Instrument No. 20170413-0036010, Register's Office of said County.

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: 809 Stoner Mill Lane, Hermitage, TN 37076

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 2nd day of May, 2023

GRANTOR(S)

Jantson McAffrey

Haley McAffrey

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Jantson McAffrey and Haley McAffrey, 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 2nd day of May, 2023.

JOHN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

Notary Public

John Griffin

Printed Notary Name

My commission expires: March 7th, 2026

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 May 2nd 2023.

Affiant Signature

5/3/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/3/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON