Karen Johnson Davidson County
Batch# 1001664 DEEDWARR
05/10/2023 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20230510-0034935

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-14311-2023

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 day of MAY, 2023

NOTARY PUBLIC

My commission expires:

BRANDEE GILLIAM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES APRIL 23, 2024

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:
Jeffrey D. Mackie and Camee L. Mackie 1733 Boxwood Drive Nashville, TN 37211	Same address as new owner	147-06-0-080

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($275,000.00) 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, **OPHELIA E. HENDRIX, A WIDOW**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JEFFREY D. MACKIE AND CAMEE L. MACKIE, 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. 34 on the Plan of Caldwell Hall, Section I, Revised, of record in Book 2900, pages 57-59, 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 Felix R. Hendrix and wife, Ophelia E. Hendrix, from Paul E. Leach and wife, Wanda L. Leach, by Warranty Deed dated August 29, 2005 and recorded September 8, 2005 in Instrument #20050908-0108037, said Register's Office. The said Felix R. Hendrix having since died December 21, 2015, leaving Ophelia E. Hendrix as surviving grantee.

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 ___ improved property, known as: 207 Overcrest Court, Nashville, TN 37211

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 3rd day of May, 2023

GRANTOR(S)

Ophelia E. Hendrix

Ophelia E. Hendrix

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Ophelia E. Hendrix, a widow, 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 3rd day of May, 2023.

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 6-1-2025

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 5/3/23 (date of document).

Jennifer L. Pennell

5/10/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10 day of May, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

