Karen Johnson Davidson County
Batch# 1002633 DEEDWARR
05/12/2023 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20230512-0035610

WARRANTY DEED

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3-8-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Celeste Malone	Land Home Financial Service, Inc.	044-05-0-004
(NAME)	(NAME)	
122 Scenic View Road	1355 Willow Way, Ste 250	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Concord, CA 94520	
(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/we **Luke McGhee, an unmarried man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Celeste Malone, a single woman,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, being Tract No. 1 in the unrecorded Plan of H. A. Youngblood's Subdivision, described according to a map made by Cantrell, Connell & Morrison, May 1954, as follows:

Beginning at a point in the Southwesterly margin of Scenic Drive at the Northeast corner of the property conveyed to L. J. Woodard & wife, by deed of record in Book 1735, Page 121, Register's Office for Davidson County, Tennessee; thence with the margin of said Drive, North 47 degrees 47' West 84.8 feet to the common corner of Tracts 1 and 2; thence with the line between said lots, South 42 degrees 13' West 135 feet to the Northeasterly line of Tract 22; thence with the line between Tracts 1 and 22, South 47 degrees 47' East 63.8 feet to the line of the said Woodard property; thence with the line of said property, North 50 degrees 59' East 136.6 feet to the beginning.

Being the same property conveyed to Luke McGhee, an unmarried man by Warranty Deed from Shane Wagner and Jessica Wagner, husband and wife and Thomas E. Donaldson and Gail J. Donaldson, husband and wife, dated 02/28/2019, of record in Instrument 20190306-0020408, Register's Office for Davidson County, Tennessee.

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 ☑ 122 Scenic View Road, Old Hickory, TN 37138
(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 11th day of May, 2023.

Luke McGhee

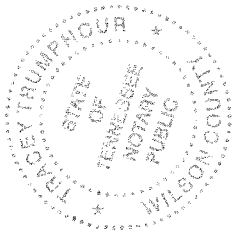
State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Luke McGhee**, 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 11th day of May, 2023.

Notary Public

My Commission Expires: 3.8.2025



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

~~$3.00~~ E-RECORDING PAGE FEE
$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 5-11-23.

Tracey Trumphour
Affiant
Date: 5-11-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 11 day of May, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY