Karen Johnson Davidson County
Batch# 1024438 DEEDWARR
07/10/2023 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $185.00
20230710-0052481

Name and Address of New Owner and
Send Tax Bills To:
Thomas C. Carrigan and Sharon L. Carrigan
1018 Park Lane
Joelton, TN 37080

This Instrument Prepared By:
AMP Title, LLC
3010 Caldwell Road, #204
Ashland City, TN 37015

Map & Parcel No: 095-04-0-108.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert E. Wauford, Jr., a widower**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Thomas C. Carrigan and Sharon L. Carrigan, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of Eva-Mor Heights, Section II of record in Plat Book 1835, Page 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Robert E. Wauford, Jr. by Executor deed from Robert E. Wauford, Jr., Executor of the Estate of Edna Irene Wauford, deceased of record in Instrument No. 20140228-0017424 Register's Office for Davidson County, Tennessee, dated February 19, 2014 and recorded on February 28, 2014.
>
> Being also known as 228 Ridgeway Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that he is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of July, 2023.

Robert E. Wauford, Jr.

STATE OF TENNESSEE
COUNTY OF Wilson

On this 7th day of July, 2023, before me personally appeared Robert E. Wauford, Jr., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand this 7th day of July, 2023.

Notary Signature

MISTY M. NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 05-21-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Cheatham

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 7th day of July, 2023.

Notary Signature

MISTY M. NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 05-21-2025

Tennessee Certification of Electronic Document

I, Misty M. Newcomb, 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 July 7 2023 (date of document).

Affiant Signature

July 10 2023
Date

State of Tennessee

County of Cheatham

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

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

