Prepared by:
5 Star Title of Tennessee, LLC
Brentwood, TN 30727
File No. 2023-730

Karen Johnson Davidson County
Batch# 1028060 DEEDWARR
07/19/2023 11.32 21 AM 2 pgs
Fees $13 00 Taxes $1,110.00

20230719-0055550

IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 300,000.00.

Affiant

Subscribed and sworn to before me this 14th day of July, 2023

Notary Public
My Commission Expires: 10/20/2026

Address of New Owner:	Send Tax Bills to:	Tax Information:
William Tirey Davis and Jennifer Kate Gibson Davis	New Owner	173-05-0A-154.00-CO
1829 Shaylin Loop Antioch, TN 37013		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Lee Ann Dekker, a married woman

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jennifer Kate Gibson Davis and William Tirey Davis, wife and husband

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit 154 on the Plan of Barnes Crossing, Planned Unit Development, Phase 1, according to plat and survey appearing of record in Master Deed in Instrument Number 20050721-0084791, and amended in Instrument Number 20051114-0136938, 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 Lee Ann Dekker by Warranty deed from William S. Caldwell and wife, Pam F. Caldwell (by John Gleaves, Attorney in Fact, by virtue of Power of Attorney recorded in Instrument No. 20210412-0048145 and 20210412-0048144, respectively, Register's Office for Davidson County, Tennessee), said

Warranty Deed of record in Instrument No 20210412-0048146 in the said Register's Office, dated April 9, 2021 and recorded on April 12, 2021.

This conveyance is subject to any and all restrictions and easements of record.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T C A Section 26-2-301 or other similar statue therein.

This is improved property and the address of the herein described property is believed to be 1829 Shaylin Loop, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my hands this 14th day of July, 2023.

Lee Ann Dekker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of July, 2023, before me personally appeared Lee Ann Dekker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of July, 2023.

Notary Signature
My commission expires 1/17/2027

