Karen Johnson Davidson County
Batch# 1042504 DEEDWARR
08/25/2023 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20230825-0066439

Prepared by:

Steltemeier and Westbrook, PLLC
220 Second Avenue South
Franklin, Tennessee 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

MADISON GONZALEZ
NOTARY PUBLIC
TENNESSEE
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 22nd day of August, 2023.

Notary Public

My Commission Expires: 3/15/25

23-0096

Address of New Owner:	Send Tax Bills to:	Tax Information:
Carroll Lionel Bailey & Arianna Eliza Price	New Owner	
1000 Shakertown Cove		150-03-0438.00
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

David Thomas Towne and Rachel Motta Towne, husband and wife,

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

Carroll Lionel Bailey and Arianna Eliza Price, husband and wife,

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

Land in Davidson County, Tennessee, being Lot No. 484, on the plan of Section Ten, "The Country", of record in Book 6900, Page 394, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David Thomas Towne and Rachel Motta Towne, husband and wife, by Warranty Deed dated December 30, 2019 from Anthony Venable and Melissa Venable, recorded at Instrument No. 20191231-0134838, Register's Office for Davidson County, Tennessee.

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

This is improved property located at **1000 Shakertown Cove, Antioch, TN 37013.**

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 our hands this 18th day of August, 2023.

David Thomas Towne

Rachel Motta Towne

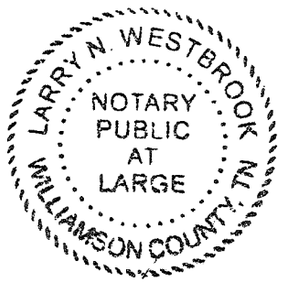
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David Thomas Towne and Rachel Motta Towne, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of August, 2023.

Notary Public – Larry N. Westbrook

My Commission Expires: 3/26/2025



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 8/22/23.

Affiant Signature – Joshua A. Terry

8/24/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/24/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27