Karen Johnson Davidson County
Batch# 1044355 DEEDWARR
08/30/2023 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,402.30
20230830-0068113

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,000.00

Affiant

Subscribed and sworn to before me, this 26TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 07-[illegible]-2027

(AFFIX SEAL)

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samantha Prince - Whitfield and William Robert Whitfield, Husband and Wife, and Stephen Keith Prince and Tanya Maria Prince, Husband and Wife, with a right of survivorship	United Wholesale Mortgage, LLC (NAME)	
713 Tahlena Ave (ADDRESS)	585 South Blvd E (ADDRESS)	052-07-0-038.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Pontiac, MI 48341 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Joyce Fortner, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Samantha Prince - Whitfield and William Robert Whitfield, Husband and Wife, and Stephen Keith Prince and Tanya Maria Prince, Husband and Wife, with a right of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Madison Heights Subdivision, Section I, as of record in Book 1424, Page 6, Register's Office for said County.

Said Lot No. 81 fronts 100 feet on the Easterly side of Tahlena Avenue and runs back 450.2 feet on the Northerly line and 4653 feet on the Southerly line, to a dead line in the rear, measuring 102.7 feet thereon.

Being the same property conveyed to George T. Fortner, Jr and wife, Joyce W. Fortner by Warranty deed from James H. Lind and wife, Betty M. Lind of record in Book 4431, page 91, Register's Office for Davidson County, Tennessee, dated July 13, 1970 and recorded on July 14, 1970.

The said George T. Fortner, Jr having died on August 22, 2014 , survived by his wife, Joyce W. Fortner.

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

unimproved ( )
This is improved (X) property, known as 713 Tahlena Ave, Madison, TN 37115
(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 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/our hand(s) this 26th day of August, 2023.

WARRANTY DEED
(Continued)

Joyce Fortner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joyce Fortner, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of August, 2023.

Notary Public

My Commission Expires: 4/10/2026

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 26th day of August, 2023.

Date: 8-30-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 30 day of August, 2023.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY