Karen Johnson Davidson County
Batch# 1051350 DEEDWARR
09/19/2023 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,131.46
20230919-0073308

WARRANTY DEED

WILLIAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,800.00

Romans Rezn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2023.

Notary Public

MY COMMISSION EXPIRES: 5.20.25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MRM Dream Home, LLC	New Owner	Tax ID 041 07 0 004.00
(NAME)	(NAME)	
5409 Maple Creek Dr.		
(ADDRESS)	(ADDRESS)	
Smyrna TN 37167		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Julia Gifford, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MRM Dream Home LLC, a Tennessee limited liabilty company, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot No. 14 on the Plan of Bell Knob Subdivision as of record in Book 2854, Page 116, Register's Office of Davidson County, Tennessee.

Said Lot No. 14 fronts 130.6 feet on the northerly margin of Goodmorning Drive and runs back between lines measuring 283.9 feet on the easterly side and 274 feet on the westerly side to a dead line in the rear on which it measures 183.0 feet.

Being the same property conveyed to Julia Gifford by deed from William E. Reding, dated May 17, 2019 and as of record in Instrument No. 20190521-0047651, Register's Office, Davidson County, Tennessee.

Subject to any and all easements and minimum building setback lines of record.

Subject to any and all matters and notes on plat of record in Book 2854, Page 116, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1272 Goodmorning Drive, Nashville, TN 37207
(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 hand this 15th day of September, 2023.

Julia Gifford

STATE OF TENNESSEE

COUNTY OF Cheatham

On this 15th day of September, 2023, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Julia Gifford**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
5-20-25

Notary Public,

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Certificate of Authenticity

I, Kathy Lee, 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 9/15/23.

Date

Affiant Signature

9/15/23

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 15th day of September 2023

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON