Karen Johnson Davidson County
Batch# 1052311 DEEDWARR
09/20/2023 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230920-0074035

WARRANTY DEED

KRISTIAN BOOTH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 02, 2024
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

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

Kristian Booth
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9-2-24

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Rebecca K. Gaines and James A. Gaines	Rebecca K. Gaines and James A. Gaines	42-16-170.00
(NAME)	(NAME)	
109 Bella Vista Drive	109 Bella Vista Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20231377

For and 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, I/we, **Stephen R. Pettus and Sherrie Pettus fka Sherrie Arnold, husband and wife,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Rebecca K. Gaines and James A. Gaines, wife and husband**, 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:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot Nos. 13 & 14 on the Plan of Douglas-Levine Subdivision, Madison, Tennessee, as of record in Plat Book 547, page 44, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Stephen R. Pettus and Sherrie Arnold by Warranty Deed from Juanita R. Pettus, dated July 10, 2013 and filed of record in Instrument No. 20130711-0071555, Register's Office for Davidson County, Tennessee.

Stephen R. Pettus and Sherrie Arnold having since married one another. Sherrie Arnold and Sherrie Pettus are one and the same person.

Unimproved ☐

This is improved ☒ property, known as 112 Madison Street, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 15th day of September, 2023

Stephen R. Pettus

Stephen R. Pettus

Sherrie Pettus

Sherrie Pettus

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Stephen R. Pettus and Sherrie Pettus, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th of September, 2023.

Melissa D. Rogers

Notary Public
My Commission Expires: 3/25/25



Tennessee Certification of Electronic Document

I, Steven T. Morris 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 September 15, 2023 (date of document).

Affiant Signature

September 20, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 20th day of September, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023