Karen Johnson Davidson County
Batch# 1059808 DEEDWARR
10/11/2023 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20231011-0079745

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October, 2023.

Notary Public
MY COMMISSION EXPIRES: 5-7-2024
File No. G23-19692

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5-7-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Teresa McPherson and Bruce McPherson (NAME)	New Owner (NAME)	034-03-0-013
1135 Pinewood Drive (STREET ADDRESS)	(STREET ADDRESS)	
Napa, CA. 94558 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Stacy M. Teeter and Zachary Teeter, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Teresa McPherson and Bruce McPherson, 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:

Land in Davidson County, Tennessee, being all of Lot No. 235 on the Plan of Shepherd Hills, Section No. 4, of record in Plat Book 2854, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stacy M. Teeter, a married woman by Deed dated March 22, 2018, recorded March 28, 2018, in Instrument Number 20180328-0028975, in the Register's Office of Davidson County, Tennessee. Zachary Teeter joins in this conveyance to convey any interest in said property, particularly his marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2110 Paula Drive, Madison, TN 37115.

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. Whenever 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 9th day of October, 2023.

Stacy M. Teeter

Zachary Teeter

STATE OF TENNESSEE ~~TN~~
COUNTY OF ~~DAVIDSON~~ Cumberland

On this 9th day of October, 2023, before me personally appeared Stacy M. Teeter and Zachary Teeter, 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 9th day of October, 2023.

Tamara White
Notary Signature
My commission expires: 3/17/2027

TAMARA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
OVERTON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-21000-05

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10/10/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 10/10/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of October, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

