Karen Johnson Davidson County
Batch# 1060958 DEEDWARR
10/16/2023 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20231016-0081118

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$~~230~~,000.00**

Affiant

Subscribed and sworn to before me, this the 16th day of October, 2023.

Notary Public

My commission expires: 5-24-2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY: / RETURN TO:
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Boulevard, Suite 102
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
GAVIN JOEL LUCAS	**NEW OWNER**	043-02-0A-137.00 CO
137 Cedarwood Lane		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

JAIMEE KATHLEEN THEIN, UNMARRIED

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GAVIN JOEL LUCAS, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 137, as shown on the map entitled Phase Two, Cedarwood Courtyard Homes, of record in Book 5200, Page 60, Clarified in Book 5497, Page 800, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAIMEE KATHLEEN THEIN, AN UNMARRIED WOMAN, by deed from ALEXANDER WINTER MOULTON, JR., of record in Instrument No. 20191029-0111022, dated October 29, 2019, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 137 Cedarwood Lane, 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 Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 16th day of October, 2023.

JAIMEE KATHLEEN THEIN

State of TENNESSEE)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JAIMEE KATHLEEN THEIN,** 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 16th day of October, 2023.

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 3-24-2027

I, Emily Prophet, 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 10-16-23 (date of document).

Affiant Signature

10-16-2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 16 day of October, 2023.

Richelle B. Montg

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

