39B

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Road, Suite 100
Mt. Juliet, TN 37122
SG-23-4025

MARISA BERGERON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1065449 DEEDWARR
10/27/2023 08:22:51 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20231027-0084050

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of October, 2023

Notary Public
Commission Expires: October 25, 2026

New Owner	Send Tax Bills To:	Map & Parcel
Terin Cargill and Bailey Cargill 1905 Welsenboro Circle Hermitage, TN 37076	Legacy Home Loans dba Steadfast Mortgage 2 Cadillac Dr Brentwood, TN 37027	086-08-0-101.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Dennis R. Britt, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Terin Cargill and Bailey Cargill, husband and wife

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 Lot No. 355 on the Plan of Final P.U.D. Plan of Camden Woods, Phase I, of record in Plat Book 6900, Page (s) 697 and 698, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dennis R. Britt by Warranty deed from Carin Lewis, married of record in Instrument No. 20230222-0012370 Register's Office for Davidson County, Tennessee, dated February 17, 2023 and recorded on February 22, 2023.

Subject property is investment property and never been the marital residence of the grantor nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1905 Welsenboro Circle, Hermitage, TN 37076

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 so 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.

Dated this the 26th day of October, 2023.

Dennis R. Britt

STATE OF TENNESSEE
COUNTY OF WILSON

On this 26th day of October, 2023, before me personally appeared Dennis R. Britt, 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 26th day of October, 2023.

Notary Signature
My commission expires: October 25, 2026

