Karen Johnson Davidson County Batch# 1068687 DEEDWARR 11/06/2023 10:52:30 AM 3 pgs Fees: $18.00 Taxes: $1,054.50 20231106-0086564	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $285,000.00 Affiant Subscribed and sworn to before me, this 3rd day of November, 2023. Notary Public My commission expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
124 DUNBAR CAVE RD., STE. B
CLARKSVILLE, TN 37043

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Madeline Adams	Same	**13308021300**
700 Seven Mile Ct		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Jonathan Wayne Sisco, MARRIED MAN

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

Madeline Adams, UNMARRIED

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. 41-B, Plan of Zone Lot Division, Lot Nos. 31 and 41, Phase II, Valley View Terrace, of record in Plat Book 5200, Page 1119, as amended in Plat Book 6250, Page 209, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Jonathan Wayne Sisco, a single man, by Warranty Deed from Krista Lyn, unmarried woman, dated May 14, 2020, of record in Instrument No. 20200604-0057303, in the Register's Office for Davidson County, Tennessee. Jonathan Wayne Sisco has since married. Morgan Musselwhite is joining in this conveyance to convey any interest she may have in subject property whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 700 Seven Mile Ct, Nashville, TN 37211.

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 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 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.

_____ Date: 11/3/23
Jonathan Wayne Sisco

_____ Date: 11/3/23
Morgan Musselwhite

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jonathan Wayne Sisco and Morgan Musselwhite, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of November, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 7/2/25

MARK B. LEEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 3, 2023.

J. Carlton Drumwright

November 3, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 3, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY