WARRANTY DEED

Karen Johnson Davidson County
Batch# 1069058 **DEEDWARR**
11/06/2023 02:51:34 PM 2 pgs
Fees: $13.00 Taxes: $1,961.00

20231106-0086817

File No. EM-23-5458

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Margaret H Saylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of November, 2023

D. Denise Woods
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Marion and Margaret Lee Marion	Steadfast Mortgage	
(NAME) 7005 Calderwood Drive	(NAME) 1034 Stearman Dr. Ste 6	181-03-0A-107.00-CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) White House TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Taylor C. Adams and Lindsey Adams, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy Marion and Margaret Lee Marion, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 107 on the Plan of Subdivision Plat Section Four Indian Creek Estates of record in Plat Book 11700, Page 15, 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 Taylor C. Adams, a single man by Warranty deed from Andrew Nelson and Jenna Nelson, husband and wife of record in Instrument No. 20190605-0053875 Register's Office for Davidson County, Tennessee, dated June 03, 2019 and recorded on June 05, 2019.

Taylor C. Adams is now married to Lindsey Adams. Lindsey Adams is conveying her marital interest in the property.

This is property more commonly known as 7005 Calderwood Drive, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 3rd day of November, 2023.

Taylor C. Adams

Lindsey Adams by Taylor Adams, Attorney-in-Fact
Lindsey Adams by Taylor Adams, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of November, 2023, before me personally appeared Taylor C Adams, 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 3rd day of November, 2023.

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 3.3.26

Personally appeared before me, the undersigned, a Notary Public, in and for ~~said~~ County and State, the within named, Taylor C. Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Lindsey Adams, and that this instrument was executed on behalf of the said Lindsey Adams for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book ~~X~~ _____, page _____, in the Register's Office for Davidson County, Tennessee. X 20231104-0086815

Witness my hand and official seal this 3 day of November 2023.

Notary Public

My Commission Expires: 3.3.26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY