Karen Johnson Davidson County
Batch # 1079974 DEEDWARR
12/08/2023 09:06:47 AM 2 pgs
Fees: $13.00 Taxes: $1,130.35
20231208-0094820

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is **$305,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me on this the 6th day of December, 2023.

5-2624

REGISTER OR NOTARY PUBLIC

TRISTA D. ADKINS STATE OF TENNESSEE NOTARY PUBLIC HENDERSON COUNTY

**MAP & PARCEL: 141 12 OB 066.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors, **Richard D. Howard and wife, Cynthia Kay Howard,** have bargained and sold and by these presents confirm, sell, transfer and convey unto the said **MM&J Properties, LLC, a Tennessee Limited Liability Company,** it's successors and/or assigns, the following tract or parcel of real estate located in Davidson County, Tennessee, more particularly bounded and described as follows, to-wit:

**Description of Property Searched: Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Southampton, Phase III, as of record in Plat Book 5200, Pages 689 and 690, 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 Richard D. Howard and wife, Cynthia Kay Howard, by Quitclaim Deed from Richard D. Howard and wife, Kay G. Howard, of record in Instrument No. 20061122-0145444, in the Register's Office of Davidson County, Tennessee, dated November 13, 2006 and recorded on November 22, 2006.**

**Property subject to the following: (1) Plat of record in Plat Book 5200, pages 689 and 690, (2) Declaration of Covenants, Conditions, and Restrictions of record in Book 6120, page 450, (3) Document to Amend Declaration of Covenants, Conditions, and Restrictions of record in Book 6231, page 63, (4) By-Laws of Southampton Estates Homeowner's Association of record in Book 6355, page 517, (5) Dedication of Common Areas of record in Book 7385, page 769, and (6) Articles of Organization for Southampton Homeowners' Association, Inc. of record in Book 6323, page 132, all in the Register's Office of Davidson County, Tennessee.**

TO HAVE AND TO HOLD, the same, with all of the appurtenances, estate, title and interest thereto belonging unto the said **MM&J Properties, LLC, a Tennessee Limited Liability Company,** its successors and/or assigns, forever in fee simple, with whom they covenant that they are lawfully seized and possessed thereof in fee simple with a good and lawful right to sell

PREPARED BY
CARTER STANFILL
& ASSOCIATES, PLLC
ATTORNEYS AT LAW
25 NATCHEZ TRACE DR.
P. O. BOX 476
LEXINGTON, TN 38351

and convey same unencumbered, except for restrictions as shown in above legal description.

We further covenant and bind ourselves, our heirs/successors and personal representatives, to warrant and forever defend the title thereto unto the said **MM&J Properties, LLC, a Tennessee Limited Liability Company,** its successors and/or assigns, their heirs and/or assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this the 6th day of December, 2023.

**Richard D. Howard**

**Cynthia Kay Howard**

STATE OF TENNESSEE:
COUNTY OF HENDERSON:

Before me, a Notary Public, of the state and county mentioned, personally appeared **Richard D. Howard and Cynthia Kay Howard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be the within named bargainors, and have executed the foregoing instrument for the purpose therein contained, by personally signing this document.

WITNESS MY HAND AND OFFICIAL SEAL at Office in Lexington, Tennessee, this 6th day of December, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-17-27.

PAUL KEVIN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
HENDERSON COUNTY

**NO NEW SURVEY – LEGAL TAKEN FROM PRIOR DEED**

Name of owners and persons responsible for payment of real property taxes:
**MM&J Properties, LLC**
8021 Hwy 22 S
Lexington, TN 38351

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File No. 2023111814