WARRANTY DEED

Karen Johnson
Batch # 1080432
12/11/2023 09:57:13 AM
Fees: $13.00 Taxes: $1,757.50

Davidson County
DEEDWARR
2 pgs

20231211-0095205

B-SH-23-127

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katherine Margaret Haldrup	Same as new owner	
(NAME)	(NAME)	
127 Port Drive		**042-14-0-009-00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115-3420		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANA ULRICH AND BRANDON BOYD, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHERINE MARGARET HALDRUP, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 88 on the Plan of Sherry Heights, Section III, of record in Book 2331, Pages 126 and 127, Register's office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Northerly margin of Burgundy Drive, the common corner of Lots 86 and 87; thence, with the line between said lots Northwardly 198.0 feet to a concrete monument; the common corner of Lots 88, 89 and 87; thence, Westwardly along the line between Lots 88 and 89, 201.0 feet to a point in the Easterly margin of Port Drive; thence, with the margin of the same 167.6 feet to a concrete monument; the beginning of a curve; thence, around said curve in a Southeasterly direction 39.3 feet to a concrete monument in the Northerly margin of Burgundy Drive; thence, with the margin of the same 120.4 feet to the beginning.

Being the same property conveyed to Jana Ulrich and Brandon Boyd, wife and husband by Warranty Deed from Michael Lamar Wagner and Steven Andrew Wagner, As Devisees Under The Last Will and Testament of Jefferson Calhoun Wagner, and Steven Andrew Wagner, as Executor of The Last Will and Testament of Jefferson Calhoun Wagner of record in Instrument No. 20170919-0095661 Register's Office for Davidson County, Tennessee, dated September 12, 2017 and recorded on September 19, 2017.

This conveyance is subject to:
- Taxes for the year 2023, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page (s) 126 and 127, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2543, Page 437, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **127 Port Drive, Madison, Tennessee 37115-3420**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 7th DAY OF DECEMBER, 2023.

Jana Ulrich

Brandon Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANA ULRICH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of December, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON BOYD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of December, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212