Karen Johnson Davidson County
Batch# 1080573 DEEDWARR
12/11/2023 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,951.75
20231211-0095429

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $527,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2023.

KELLY SLAGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

Notary Public
MY COMMISSION EXPIRES: 3/6/24
File No. G23-20123

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jennifer Lauren Davis (NAME)	New Owner (NAME)	51-3-173
801 Barbara Drive (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Catherine Elizabeth Wray Hesser, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Lauren Davis,** 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. 140 on the Plan of Pleasant Acres, Section 2, as of record in Book 2133, Page 75, Register's Office for said County, and described as follows:

Beginning on the southerly margin of Barbara Drive, at the corner of Lot Nos. 139 and 140; thence with the line between said two lots, southwardly 225 feet; thence south 79 degrees 11'16" east 180 feet to the westerly margin of Saunders Drive; thence with said Drive, northwardly 205 feet to the beginning of a curve; thence around said curve, with a radius of 20 feet; northwardly 31.42 feet to the southerly margin of Barbara Drive; thence with said Drive, westwardly 160 feet to the beginning.

Being the same property conveyed to Catherine Elizabeth Wray Hesser by Deed dated October 24, 2019 from Catherine Ella Wray, recorded November 6, 2019, in Instrument Number 20191106-0114784, Register's Office of Davidson County, Tennessee. Catherine Elizabeth Wray Hesser is married to Jonathan Hesser. Jonathan Hesser joins in this conveyance for the purpose of conveying any interest he may have in said preoperty, particualary his marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 801 Barbara Drive, Madison, TN 37115.

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. Whenever 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 8th day of December, 2023.

Catherine Elizabeth Wray Hesser

Catherine Elizabeth Wray Hesser

Jonathan Hesser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of December, 2023, before me personally appeared Jonathan Hesser and Catherine Elizabeth Wray Hesser, 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 8th day of December, 2023.

Notary Signature
My commission expires: 1/28/26

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 12/8/23 (date of document).

Affiant Signature

12/11/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 11 day of Dec, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY