WARRANTY DEED

Karen Johnson Davidson County
Batch# 1098562 DEEDWARR
02/06/2024 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,767.60
20240206-0008380

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson aux

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $748,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of February, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joshua Davis and Racheal Davis	**SAME AS NEW OWNERS**	041-02-0-008.00
(NAME) **P.O. Box 121147**	(NAME)	
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20232259

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, **James F. Carroll and wife, Sandra Lynne Carroll**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Joshua Brown Davis and Racheal Lynn Davis, husband and wife**, 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:

Certain real property situate in the 3rd Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 8 on the plan of Breckenridge Valley, of record in Book 4460, page 167, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Jim Carroll and Sandra Carroll by Warranty Deed from Kevin Crutcher and wife, Sonya Crutcher, dated July 21, 2008 and filed of record in Instrument No. 20080724-0075690, Register's Office for Davidson County, Tennessee. James F. Carroll and wife, Sandra Lynne Carroll conveyed said property to James F. Carroll and wife, Sandra Lynne Carroll and Angie Lynia Davis, by Quitclaim Deed dated July 21, 2008, and filed of record in Instrument No. 20080815-0083877, said Register's Office. The said Angie Lynia Davis conveyed her interest in said property to James F. Carroll and wife, Sandra Lynne Carroll by Quitclaim Deed dated December 22, 2011 and filed of record in Instrument No. 20111222-0100093, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 1312 Valley Trail, Whites Creek, TN 37189
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 2nd day of February, 2024

James F. Carroll

Sandra Lynne Carroll

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James F. Carroll and Sandra Lynne Carroll, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd of February, 2024.

Notary Public
My Commission Expires: 4/26/26



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **February 2, 2024**.

Affiant Signature

February 6, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

6th day of **February**, 20**24**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires