Karen Johnson Davidson County
Batch# 1100586 DEEDWARR
02/13/2024 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $921.30
20240213-0009976

SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Margaret Dougherty
3208 Trails End Ln.
Nashville, TN 37214

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

MAP/PARCEL: 108-08-0-084.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **TAMMIE D. WYATT, single person,** has this day bargained and sold and does hereby transfer and convey unto, **MARGARET DOUGHERTY, a single person,** her heirs and assigns, forever, a certain tract or parcel of realty situated in the Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

BEING Lot No. 242A on the Plan of Zone Lot Division, Lot Nos. 241, 242 and 243, Section 2, Larchwood, of record in Plat Book 5800, Page 195, a revision of Plat Book 5200, Pages, 207 and 208, 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 Tammie D. Wyatt, an unmarried woman by Warranty Deed from E. McKee, an unmarried woman of record in Instrument No. 20200722-0080638 Register's Office for Davidson County, Tennessee, dated July 21, 2020 and recorded on July 22, 2020. Further reference is made to Scrivener's Affidavit of record in Instrument No. 20240202-0007568 in the Register's Office for Davidson County, Tennessee.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2024 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, her heirs and assigns, forever.

I further covenant with the said grantee, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2024 real property taxes, which taxes have been prorated between the parties herein and the grantor having paid her pro-rata share unto the grantee; the grantee assumes and agrees to pay the same when due.

I do further covenant and bind myself, my heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, her heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 12th day of February, 2024.

TAMMIE D. WYATT

STATE OF TENNESSEE)
: ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named **Tammie D. Wyatt**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, on this the 12th day of February, 2024.

NOTARY PUBLIC

My Commission Expires:01/15/2025

TRACEY GULLETT STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $249,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 12th day of February, 2024.

NOTARY PUBLIC

My commission expires: 01/15/2025

TRACEY GULLETT STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

Tennessee Certification of Electronic Document

I, Tracey Gullett, 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

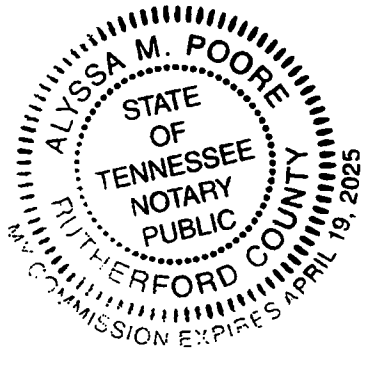
02/12/2024 (date of document).

Tracey Gullett
Date: 02/12/2024

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12th day of February, 2024.



NOTARY PUBLIC
My Commission Expires: 04/19/2025