Karen Johnson Davidson County
Batch# 1104461 DEEDWARR
02/26/2024 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,041.92
20240226-0012852

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $281,600.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21st day of February, 2024.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires October 25, 2026 WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Teneka Cooper	Wesley Mortgage, LLC	096-10-0-294.00
(NAME)	(NAME)	
625 Templewood Dr.	9009 Carothers Parkway. Suite A-3	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37067	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Michael Lee Higgs, married,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Teneka Cooper , an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 791, as shown on the map entitled Cloverhill, Section No. X, of record in Book 2331, page 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ELIZABETH A. HIGGS, UNMARRIED, by deed from JAMES LEWIS FLETCHER, UNMARRIED, of record in Book 9489, page 731, dated September 30, 1994, said Register's Office.

ELIZABETH A. HIGGS conveyed said property to ELIZABETH A. HIGGS AND MICHAEL L. HIGGS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, by Quitclaim Deed of record in Book 9489, page 741, dated September 30, 1994, said Register's Office.

MICHAEL L. HIGGS AND WIFE, KERRY K. HIGGS conveyed their interest in said property to ELIZABETH A. HIGGS, A WIDOW, by Quitclaim Deed of record in Book 10138, page 636, dated July 29, 1996, said Register's Office.

ELIZABETH A. HIGGS died testate on or about November 15, 2016, devising said property to MICHAEL LEE HIGGS, by will of record in Docket No. 19P-1326, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 625 Templewood Dr., Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 21st day of February, 2024.

Michael Lee Higgs

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 21st day of February, 2024.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 2/21/24.

Date

Celia Stewart-Rouse

Affiant Signature

2/21/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 21st day of February, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY