

RECORD AND RETURN TO:
WilsonBerry Title & Escrow
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-19149-24

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1108808 DEEDWARR
03/07/2024 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20240307-0016037

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson (56)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2024

NOTARY PUBLIC

My commission expires: March 7th, 2026

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203, Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cannon Micah Worth and Elli Grace Rogers 606 Priscilla Court Madison, TN 37115	United Wholesale Mortgage PO Box 11733 Newark, NJ 07101	052-01-0C-048-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($299,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LINDA C. MAYES, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CANNON MICAH WORTH, A SINGLE PERSON, AND ELLI GRACE ROGERS, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Neely's Chase of record in Book 7900, page 196, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property as conveyed to LINDA C. MAYES, unmarried by Warranty Deed from Neely's Chase Partners, by Robert Shumate, partner, dated December 18, 1996, recorded January 5, 1997 in Book 8833, pages 132-134, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: 606 Priscilla Court, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 7 day of March (Ja) LCM February, 2024

GRANTOR(S)

Linda C. Mayes

Linda C. Mayes

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Linda C. Mayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of March, 2024.

JOHN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

Notary Public

John Griffin

Printed Notary Name

My commission expires: March 7th 2026

True Copy Certification

I, Yvette Meldrum, 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 March 7, 2024.

Signature
March 7, 2024

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this March 7, 2024

Notary's Signature
My Commission Expires: 01/23/2028

