RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTB-19966-24

Karen Johnson Davidson County
Batch# 1112868 DEEDWARR
03/19/2024 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20240319-0019042

WARRANTY DEED

JULIE COONE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March 2024

NOTARY PUBLIC

My commission expires: 6-28-27

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad Alexander Mabry and Cynthia Diane Mabry 5005 Kelridge Creek Dr. Antioch, TN 37013	Same address as new owner	174-00-0-222.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY THOUSAND AND 00/100 Dollars ($140,000.00) 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, **MARY ANN CONKLIN, A MARRIED PERSON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHAD ALEXANDER MABRY AND CYNTHIA DIANE MABRY, HUSBAND AND WIFE**, 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:

A certain parcel of real estate located in the 5™ Civil District of Davidson County, State of Tennessee, being more particularly described as follows, to-wit:

BEING Lot "L" on the survey made by E.L. Miller, Jr. & Co., October 29, 1965. Said Lot "L" is described as follows:

BEGINNING at a point in the center of Cane Ridge Road, said point being S 13° 40' E, 120 feet from the southwest corner of the property conveyed to Kenneth Earl Morrell and wife, of record in Book 4016, Page 586, Register's Office for said County; thence, S 80° 00° W, 713.7 feet; thence N 4° 45° E, 175 feet to an iron pin; thence N 71° 30' E, 328.4 feet to an iron pin; thence N 72° 00' E, 329.4 feet to the center of Cane Ridge Road; thence with the center of the same S 13° 40' E, 264 feet to thc beginning, containing 3.4 acres, more or less.

Being the same property conveyed to William Horace Burks and wife, Edna Louise Burks from GD Blackman and wife, Patricia M. Blackburn by Warranty Deed, dated 7/16/1968 and recorded 7/16/1968, of record in Book 4256, page 502, said Register's Office. The said William Horace Burks having since died March 11, 1999 leaving Edna Louise Burks as the sole owner being the surviving spouse.

Being further conveyed to Mary Ann Conklin, a married person and John Ortiz, a single person, as Tenants in Common, a ½ undivided interest, from Edna Louise Burks, a single person, dated 12/30/2004 and recorded 1/4/2005, of record in Instrument No. 20050104-0001270, said Register's Office.

Being further conveyed to Mary Ann Conklin, a married person and John Ortiz, a single person, as Tenants in Common, a ½ undivided interest, from Edna Louise Burks, a single person, dated 2/13/2005 and record 3/11/2005, of record in Instrument No. 20050311-0027252, said Register's Office.

Being further conveyed for Mary Ann Conklin, a married person, from John Ortiz, an unmarried person, by Quit Claim Deed dated 4/27/2005 and recorded 5/5/2005, of record in Instrument No. 20050505-0050552, said Register's Office.

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 _XX_unimproved ___ improved property, known as: Cane Ridge Road, Antioch, TN 37013.

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 19th day of March, 2024

GRANTOR(S)

Mary Ann Conklin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Mary Ann Conklin, a married person, 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 19th day of March 2024.

JULIE COONE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

Julie Coone
Printed Notary Name

My commission expires: 6-24-27

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 19, 24 (date of document).

Jennifer L. Pennell

March 19, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19 day of March, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

