Karen Johnson Davidson County
Batch # 1116135 DEEDWARR
03/28/2024 09:56:30 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20240328-0021587

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Shaen Upson 115 A Myatt Dr. Madison, TN 37115	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	043110-152.00

THIS INDENTURE, made this 27th day of March 2024 between

Deborah L. Leeper, an unmarried woman

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Shawn Upson, an unmarried man

of Rutherford County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the northerly 50 feet of the easterly 200 feet of Lot No. 10 on the plan of Second Revised Plan of Myatt-Egan Subdivision of Lots Two and Three of Anderson Estates, of record in Book 1424, Page 150, Register's Office for Davidson County, Tennessee.

Said property fronts 50 feet on the easterly margin of Myatt Drive, as widened and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Deborah L. Leeper by Warranty Deed dated 9/26/1991 from Robert Yates Musselwhite and wife, Janice Waters Musselwhite of record in Book 8457, Page 405, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 115 A Myatt Dr., Madison, TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

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

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2024 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets her hand and seal the day and year first above written.

Deborah L. Leeper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Deborah L. Leeper, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 27th day of March 2024.

Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $325000.00.

Affiant

Sworn to and subscribed before me, this 27th day of March 2024.

Notary Public

