Karen Johnson Davidson County
Batch# 1119047 DEEDWARR
04/04/2024 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20240404-0023956

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Send Tax Bills To: New Owners
237 Sundown Dr. Antioch, TN 37013

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

That in consideration of the sum **Four Hundred Sixty Five Thousand Dollars and No Cents ($465,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Charm Dougherty and Emily Poppell, a married couple, whose mailing address is 214 Healey Dr., Madison, AL 35756,** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Naima O. Adedapo, an unmarried woman, and Christopher J. Oliveros, an unmarried man, as joint tenants with rights of survivorship, whose mailing address is 237 Sundown Dr., Antioch, TN 37013,** (herein referred to as Grantee, whether one or more), the following described real estate, situated in ~~Madison~~ County, ~~Alabama,~~ the address of which is **237 Sundown Dr., Antioch, TN 37013**; to wit; Davidson MS Tennessee MS

Land in Davidson County, Tennessee, being all of Lot No. 19, Phase Two, Sunset Hills, according to survey and plat of same appearing of record in Instrument No. 20100222-0013295, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Charm Dougherty (previously inadvertently referenced as Charm Doughterty), unmarried, by Warranty Deed from Laura-Lee Morin, unmarried, dated July 8, 2021, and date July 8, 2021, of record in Instrument No. 20210708-0092000, in the Register's Office for Davidson County, Tennessee. Charm Dougherty was inadvertently referred to as Charm Doughterty in the deed of record in Instrument No. 20210708-0092000, in the Register's Office for Davidson County, Tennessee.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Emily Poppell joins in this conveyance to convey any and all marital interests.

$456,577.00, of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 2 day of April, 2024.

Charm Dougherty

Emily Poppell

STATE OF ALABAMA
MADISON COUNTY

I, Joel P. Jaqubino, a Notary Public, hereby certify that Charn Dougherty and Emily Poppell, a married couple, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this 2 day of April, 2024.

Notary Public, State of Alabama
Joel P. Jaqubino
My Commission Expires: 02/09/2026

JOEL P. JAQUBINO NOTARY PUBLIC STATE AT LARGE ALABAMA

This Instrument Prepared by:
Joel P. Jaqubino, Jaqubino Law, LLC
108 Longwood Dr. SE, Huntsville, AL 35801

Grantee's address: 237 Sundown Dr., Antioch, TN 37013
Grantor's address: 214 Healey Dr., Madison, AL 35756

Map/Parcel ID # 182-01-0A-108-00-CO

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

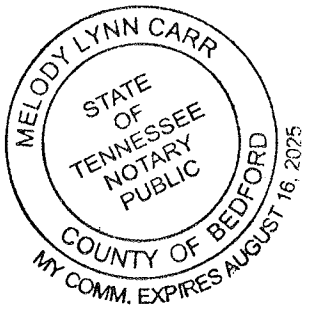
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 465,000.00.

Affiant

Subscribed and Sworn before me this 2nd day of April , 2024.

Notary Public
My commission expires:



Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 04/02/2024 (date of document).

Jami K Averwater

Signature

04/03/2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3rd day of April, 2024.

Vicky Sheridan

Notary's Signature

MY COMMISSION EXPIRES: 09/20/2025

Seal

